



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 80	0900	01	1,649	111.4350	132.33	218,212	2000	2005	0	0	0	8.10	91.90	VALUATION BY	STANDARD												
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 0% - 2023										Heated Area: 1369					HX Base Yr											
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 60																											
Interior Floor	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			04																						
NEIGHBORHOOD/LOC			4013.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,369	100	1,369	166,486																									
FGR	462	55	254	30,889																									
FOP	68	30	20	2,433																									
PTO	120	5	6	730																									
TOTALS			2,019		1,649	200,537																							
EXTRA FEATURES			96024 HICKORY PL, FERNANDINA BEACH																										
													BLD DATE						LGL DATE										
													XF DATE						LAND DATE			05/22/2023			MLU				
													INC DATE						AG DATE										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975													
2	0810	CONCRETE A	0	0	41	3	123.00	SF	6.50	6.50	100	2000	2000	3	80	640													
3	0810	CONCRETE A	0	0	41	16	656.00	SF	6.50	6.50	100	2000	2000	3	80	3,411													