

BROWN CHRISTOPHER H/GUIN JANA ELESE
96010 HICKORY PL
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0085-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

Occupancy

3103

03

05

05

11

14

03

04

02

1.

00

HARDIE BRD 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CLAY TILE 50

CARPET 50

CENTRAL 100

AIR DUCTED 100

3 100
2 100

WOOD FRAME 100

1. 1. 100
0 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

02

0100

4013.00

Quality Level 02

SINGLE FAMILY

MKT AREA

04

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FSP

PTO

1,296

440

28

200

60

100

55

30

40

5

1,296

242

8

80

3

159,493

29,782

985

9,845

369

TOTALS

2,024

1,629

200,472

EXTRA FEATURES

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

0811

CONCRETE B

0

0

0

0

872.00

SF

5.20

5.20

100

1996

1996

3

73

3,310

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

0

RS-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

04/04/2018

BY

KW

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREAEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDTOT ADJPTS

0900011,629114.8265136.36222,13019962002009.7590.25

1 SNGL FAM - 0% - 0

Heated Area: 1296

HX Base Yr

6

20

10

10

10

6

20

30

21

32

20

14

22

20

2

2.9

6

2

2.9

5

4

2

14

3

PTO

1996

FSP

1996

BAS

1996

FGR

1996

FOP

1996

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2023

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2050/0078

6/01/2016

WD Q

I

01

175,000

GRANTOR: HOMES HQ LLC

GRANTEE: BROWN CHRISTOPHER H

2009/0561

10/16/2015

CT U

I

18

99,100

GRANTOR: CLERK OF COURT

GRANTEE: HOMES HQ LLC

BUILDING NOTES

BAS=[YR=1996] W21 FSP=[YR=1996] N10 W20 PTO=[YR=1996] W6 S10 E6 N10\$ S10 E20 \$ W30 S16 FGR=[YR=1996] S22 E20 N22 W20\$ E20 S14 E1 D2 R2 E6 FOP=[YR=1996] S2 E8 N4 W5 L2 D2 W1 \$ E1 U2 R2 E5 S2 E14 N32\$.