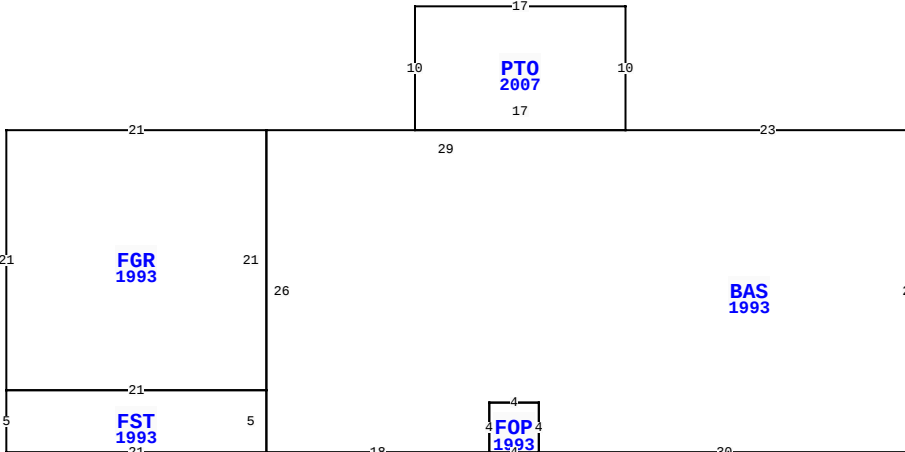


HICKS JAMES B & HEATHER M
671 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-0270-0003-0070

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		10	ABOVE AVG 100		0900	11	1,650	153.7500	192.19	317,114	1980	1997	0	0	0	12.50	87.50	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2017										Heated Area: 1336										HX Base Yr 2017									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										277,475									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										4,513									
Interior Floo		11	CLAY TILE 100												TOTAL LAND VALUE - MARKET										120,000									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										401,988									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										240,313									
Bedrooms		03	3 100		ASSESSED VALUE										161,675																			
Bathrooms		02	2 100		TOTAL EXEMPTION VALUE										HX HB 50,000																			
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE										111,675																			
Stories		1.	1. 100		TOTAL JUST VALUE										401,988																			
Units		0	0 100		NCON VALUE										0																			
BUD8 Adjustme		05	DIST 1A 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										369,949																			
Quality		02	Quality Level 02																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		02																													
NEIGHBORHOOD/LOC		2029.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,336	100	1,336	224,670																														
FGR	441	55	243	40,864																														
FOP	16	30	5	841																														
FST	105	55	58	9,754																														
PTO	170	5	8	1,346																														
TOTALS		2,068	1,650	277,475																														
EXTRA FEATURES					671 GROVE PARK CIR, FERNANDINA BEACH																													
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	0 100	0	0	843.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,425																			
2	0810	CONCRETE A	0 100	46	3	138.00	SF	6.50	6.50	100	1980	1980	3	32.5	292																			
3	0820	WOOD WALK	0 100	19	3	57.00	SF	11.75	11.75	100	2003	2003	3	40	268																			
4	0940	SHEDS/PORT	0 100	16	11	176.00	SF	21.30	21.30	100	2005	2005	3	24	900																			
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																			
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000																	