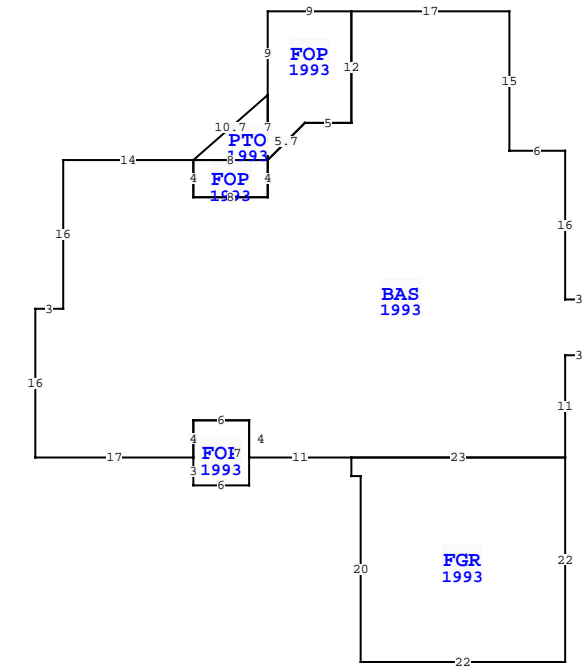


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1072.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,044	100	2,044
FGR	486	55	267
FOP	32	30	10
FOP	42	30	13
FOP	116	30	35
PTO	28	5	1
TOTALS	2,748		2,370
			354,909

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 0%	- 0								
Heated Area: 2044						HX Base Yr						



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		354,909		
TOTAL MARKET OB/XF VALUE		5,874		
TOTAL LAND VALUE - MARKET		200,000		
TOTAL MARKET VALUE		560,783		
SOH/AGL Deduction		120,344		
ASSESSED VALUE		440,439		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		440,439		
TOTAL JUST VALUE		560,783		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		545,209		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121612	ROOF	12,299	08/08/2012
20121379	REP TRUSS	24,000	07/11/2012
7085	NEW CONSTR	65,000	06/05/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0661/0426	6/11/1992	WD	Q	V		36,000
GRANTOR: PEACOCK JAMES C JR						
GRANTEE: FERRER JOHN & B						
0597/0113	5/11/1990	WD	Q	V		34,500
GRANTOR: EMBRY DEV CORP						
GRANTEE: PEACOCK JAMES C JR						

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	0812	CONCRETE C	0	0	0	1,310.00	SF	4.00	4.00	100	1992	1992	3	64	3,354	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES				
1574 CANOPY DR, FERNANDINA BEACH				

BUILDING DIMENSIONS				
BAS=[YR=1993] W6 N15 W17 FOP=[YR=1993] W9 S9 PTO=[YR=1993] L8 D7 FOP=[YR=1993] S4 E8 N4 W8 \$ E8 N7 \$ S7 U4 R4 E5 N12 \$ S12 W5 D4 L4 S4 W8 N4 W14 S16 W3 S16E17 FOP=[YR=1993] S3 E6 N7 W6 S4 \$ N4 E6 S4 E11 FGR=[YR=1993] S2 E1 S20E22 N22 W23 \$ E23 N11 E3 N6 W3N16 \$.				

LAND DESCRIPTION													TOTAL OB/XF												
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	0		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000								