



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMNT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	2																									
Exterior Wall		19	COMMON BRK 100		0100	01	1,128	127.0000	120.65	136,093	1972	2000	0	0	19.75	80.25	VALUATION BY																								
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2024										Heated Area: 1025										STANDARD																
Roof Cover		03	COMP SHNGL 100												HX Base Yr										Tax Group: 2																
Interior Wall		05	DRYWALL 100																						Tax Dist:																
Interior Floo		14	CARPET 70																						BUILDING MARKET VALUE																
Interior Floo		08	SHT VINYL 30																						TOTAL MARKET OB/XF VALUE																
Air Condition		03	CENTRAL 100																						TOTAL LAND VALUE - MARKET																
Heating Type		04	AIR DUCTED 100																						TOTAL MARKET VALUE																
Bedrooms			3 100																						SOH/AGL Deduction																
Bathrooms			1.5 100																						ASSESSED VALUE																
Frame		03	MASONRY 100																						TOTAL EXEMPTION VALUE																
Stories		1.	1. 100																						BASE TAXABLE VALUE																
Units			0 100																						TOTAL JUST VALUE																
BUD8 Adjustme		02	DIST FB 100																						NCON VALUE																
Occupancy		00	NONE 100																						INCOME VALUE																
Quality		03	Quality Level 03																						PREVIOUS YEAR MKT VALUE																
DOR CODE		0100	SINGLE FAMILY																																						
MAP NUM			MKT AREA																																						
NEIGHBORHOOD/LOC		1009.00																																							
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS		1,025	100	1,025	99,242																																				
FCP		216	25	54	5,228																																				
FST		84	55	46	4,454																																				
STP		28	10	3	291																																				
TOTALS		1,353		1,128	109,215																																				
EXTRA FEATURES		1219 HICKORY ST, 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		0810	CONCRETE A	0	0	55	12	660.00	SF	6.50						6.50	100	1972	1972	3	23					987															
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