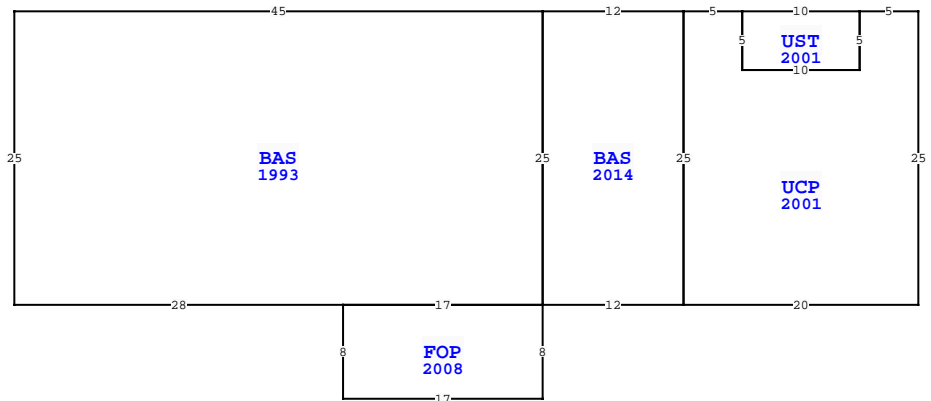


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	27 PREFIN MTL 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,578	108.0150	102.61	161,919	1971	1985		0	0	22.00	78.00	
1 SINGLE FAM - 100% - 1979 Heated Area: 1425 HX Base Yr 1979													



Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,125	100
BAS	300	100
FOP	136	30
UCP	450	20
UST	50	45
TOTALS	2,061	1,578

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1,125	90,040
BAS	300	100	300	24,011
FOP	136	30	41	3,281
UCP	450	20	90	7,203
UST	50	45	22	1,760

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		126,297	
TOTAL MARKET OB/XF VALUE		4,564	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		320,061	
SOH/AGL Deduction		233,480	
ASSESSED VALUE		86,581	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		36,581	
TOTAL JUST VALUE		320,061	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10510	REMODEL	5,957	06/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0389/0498	6/01/1983	QC	U	I		400
GRANTOR:						
GRANTEE:						
0279/0647	11/01/1978	WD	Q	I		25,300
GRANTOR:						
GRANTEE:						

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
1	0810	CONCRETE A	0 100	10	36	360.00	SF	6.50	6.50	100	1984	1984	3	44
2	0810	CONCRETE A	0 100	3	26	78.00	SF	6.50	6.50	100	1984	1984	3	44
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20
4	0810	CONCRETE A	0 100	7	5	35.00	SF	6.50	6.50	100	1971	1971	3	22
5	0810	CONCRETE A	0 100	0	0	396.00	SF	6.50	6.50	100	2001	2001	3	80
6	0810	CONCRETE A	0 100	5	3	15.00	SF	6.50	6.50	100	2001	2001	3	80
7	0810	CONCRETE A	0 100	10	5	50.00	SF	6.50	6.50	100	2001	2001	3	80

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00

BUILDING NOTES	
1227 HICKORY ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
UCP=[YR=2001] W5 UST=[YR=2001] W10 S5 E10 N5 \$ S5 W10 N5 W5 BAS=[YR=2014] W12 BAS=[YR=1993] W45 S25 E28 FOP=[YR=2008] S8E17N8W17\$E17 N25 \$ S25 E12 N25 \$ S25 E20N25 \$ .	

TOTAL OB/XF														4,564										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							