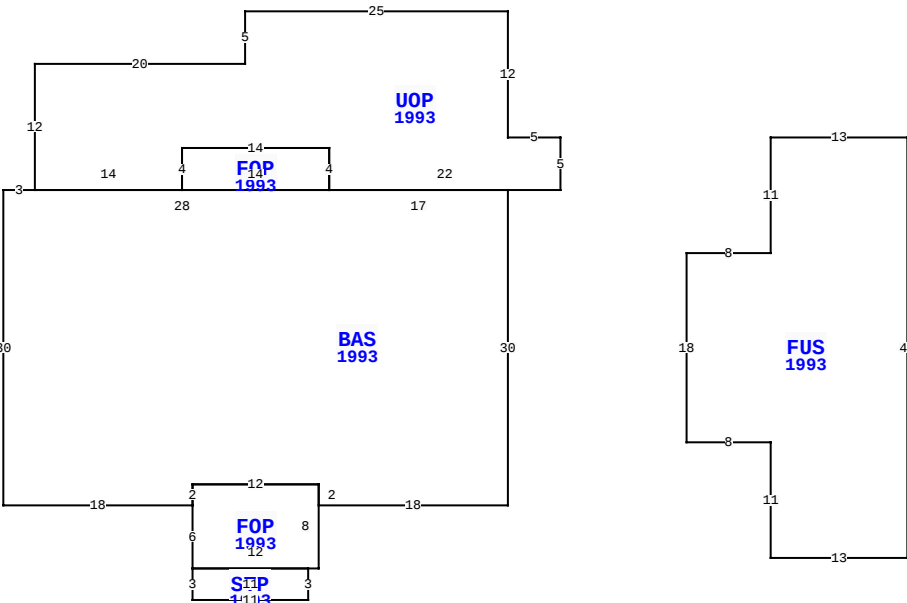


PEACOCK JOHN BRIAN & EILEEN
5 WOOD DUCK RD
FERNANDINA BEACH, FL 32034

01-6N-29-0200-0036-0000

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		0500	11	2,256	151.9980	228.00	514,368	1988	1988		0	0	0	15.75	84.25	VALUATION BY		STANDARD																						
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2023													Heated Area: 2080													HX Base Yr 2023												
Roof Cover		03	COMP SHNGL 100																																								
Interior Wall		05	DRYWALL 100																																								
Interior Floo		11	CLAY TILE 50																																								
Interior Floo		14	CARPET 50																																								
Air Condition		03	CENTRAL 100																																								
Heating Type		04	AIR DUCTED 100																																								
Bedrooms			3 100																																								
Bathrooms			3 100																																								
Frame		02	WOOD FRAME 100																																								
Stories		1.5	1.5 100																																								
Units			0 100																																								
BUD8 Adjustme		05	DIST 1A 100																																								
Quality		04	Quality Level 04																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA		10																																						
NEIGHBORHOOD/LOC		10001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,416	100	1,416	271,999																																							
FOP	56	30	17	3,266																																							
FOP	96	30	29	5,571																																							
FUS	664	100	664	127,548																																							
STP	33	10	3	576																																							
UOP	634	20	127	24,395																																							
TOTALS		2,899		2,256	433,355																																						
EXTRA FEATURES					5 WOOD DUCK RD, FERNANDINA BEACH										BLD DATE				LGL DATE		03/14/2024		MLU																				
					XF DATE				LAND DATE																																		
					INC DATE				AG DATE																																		
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	0 100	0	0	1,471.00	SF	4.00	4.00	100	1997	1997	3	73	4,295																												
2	1075	TRELLIS G	0 100	31	5	155.00	SF	35.00	35.00	100	1997	1997	3	25	1,356																												
3	0445	BOX FNC 5'	0 100	0	0	13.00	LF	8.10	8.10	100	1988	1988	3	20	21																												
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280																												
5	0858	SCULP CONC	0 100	0	0	477.00	SF	13.00	13.00	100	1997	1997	3	92	5,705																												
LAND DESCRIPTION										TOTAL OB/XF										12,657																							
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	100		RG-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																										

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[illegible]