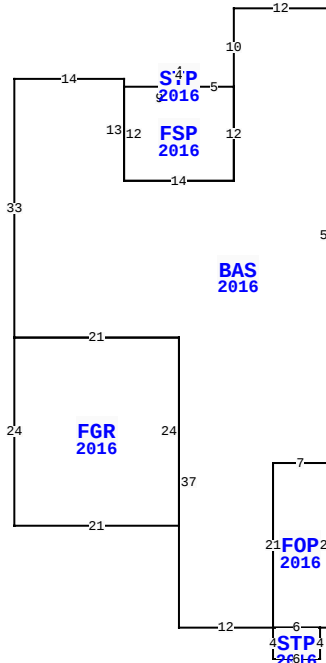


HACKNEY RICHARD & CHRISTINE B L/E/
1508 COASTAL OAKS CIRCLE
FERNANDINA BEACH, FL 32034

00-00-31-1611-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2											
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	01	2,193	129.0415	203.89	447,131	2016	2016	0	0	0	3.50	96.50	VALUATION BY					STANDARD																				
Roof Structure	03	GABLE/HIP 100					1 SFR CUST - 100% - 2018										Heated Area: 1802										HX Base Yr 2018																		
Roof Cover	03	COMP SHNGL 100																																											
Interior Wall	05	DRYWALL 100																																											
Interior Floor	12	HARDWOOD 50																																											
Interior Floor	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.	1. 100																																											
Units		0 100																																											
Occupancy	00	NONE 100																																											
Quality		06	Quality Level 06																																										
DOR CODE		0100	SINGLE FAMILY																																										
MAP NUM			MKT AREA					01																																					
NEIGHBORHOOD/LOC		1210.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,802	100	2016	1,802	354,551																																								
FGR	504	55	2016	277	54,501																																								
FOP	147	30	2016	44	8,657																																								
FSP	168	40	2016	67	13,183																																								
STP	8	10	2016	1	197																																								
STP	24	10	2016	2	394																																								
TOTALS		2,653			2,193	431,481																																							
EXTRA FEATURES						1508 COASTAL OAKS CIR, FERNANDINA BEACH										BLD DATE PERM DATE INC DATE										LGL DATE LAND DATE AG DATE										04/02/2025 MLU									
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	0855	CONC PAVER	0 100	0	0	766.00	SF	10.00	10.00	100	2016	2016	3	95	7,277																														
2	0855	CONC PAVER	0 100	0	0	57.00	SF	10.00	10.00	100	2016	2016	3	95	542																														
3	0855	CONC PAVER	0 100	0	0	215.00	SF	10.00	10.00	100	2016	2016	3	95	2,043																														
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	12,000.00	12,000.00	100	2016	2016	3	97	11,640																														
5	0861	POOL GUNIT	0 100	0	0	198.00	SF	85.00	85.00	100	2018	2018	3	84	14,137																														
6	0911	SCRN RM A	0 100	0	0	638.00	SF	17.50	17.50	100	2018	2018	3	78	8,709																														
7	0855	CONC PAVER	0 100	0	0	440.00	SF	10.00	10.00	100	2018	2018	3	97	4,268																														
LAND DESCRIPTION																	TOTAL OB/XF										48,616																		
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	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																												
																				</																									