



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	PAGE 1 of 1 5																			
Exterior Wall	16	WD FR STUC 100	0500	12	3,928	177.6330	280.66	1,102,432	2017	2017	0	0	0	3.50	96.50	VALUATION BY																			
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021										Heated Area: 2919										STANDARD												
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2021										Tax Group: 5												
Interior Wall	05	DRYWALL 90																					Tax Dist:												
Interior Wall	06	CUST PANEL 10																					BUILDING MARKET VALUE												
Interior Floo	12	HARDWOOD 60																					TOTAL MARKET OB/XF VALUE												
Interior Floo	14	CARPET 40																					TOTAL LAND VALUE - MARKET												
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE												
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction												
Bedrooms	4	100																					ASSESSED VALUE												
Bathrooms	4	100																					TOTAL EXEMPTION VALUE												
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE												
Stories	1.5	1.5 100																					TOTAL JUST VALUE												
Units	0	100																					NCON VALUE												
Quality			03	Quality Level 03																						INCOME VALUE									
DOR CODE			0100	SINGLE FAMILY																						PREVIOUS YEAR MKT VALUE									
MAP NUM				MKT AREA		10																													
NEIGHBORHOOD/LOC			10001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,536	100	2017	2,536	686,843																														
FGR	973	55	2017	535	144,898																														
FOP	164	30	2017	49	13,271																														
FOP	323	30	2017	97	26,271																														
FUS	383	100	2017	383	103,731																														
STR	40	10	2017	4	1,084																														
USP	1,080	30	2018	324	87,751																														
TOTALS	5,499			3,928	686,847																														
EXTRA FEATURES						2 HICKORY LN, 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	0855	CONC PAVER	0	100	0	0	1,695.00	SF	7.00	7.00	100	2017	2017	3	96	11,390																			
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940																			
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700																			
4	0861	POOL GUNIT	0	100	0	0	212.00	SF	85.00	85.00	100	2018	2018	3	84	15,137																			
5	0855	CONC PAVER	0	100	0	0	389.00	SF	7.00	7.00	100	2018	2018	3	97	2,641																			