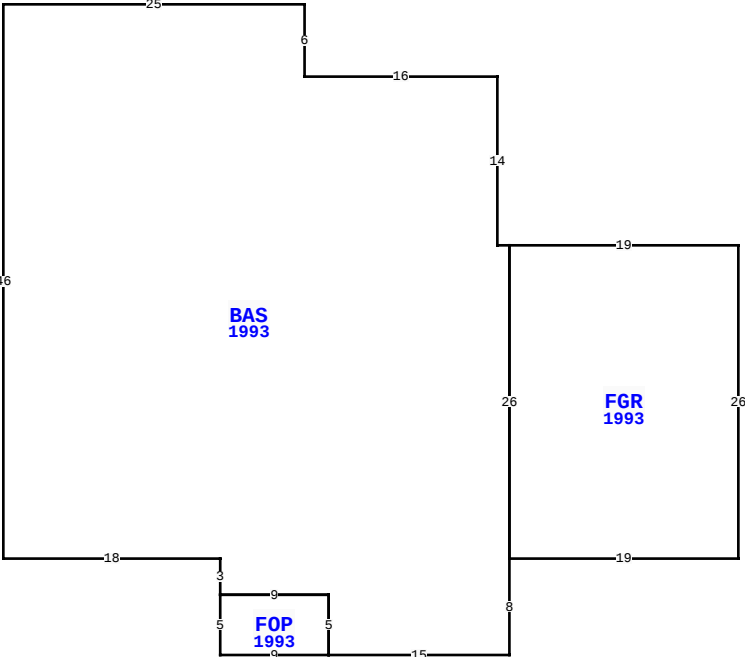


**HICKS JAMES E L/E/
1420 ATLANTIC AV
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0260-10D0

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		19	COMMON BRK 100		0100	01		2,249	120.5400		126.57		284,656	1973	1985	0	0	30.00	70.00	VALUATION BY					STANDARD														
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 100% - 1975															Heated Area: 1963										HX Base Yr 1975									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		04	PLYWOOD 50																																				
Interior Wall		05	DRYWALL 50																																				
Interior Floor		14	CARPET 80																																				
Interior Floor		08	SHT VINYL 20																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			4 100																																				
Bathrooms			2 100																																				
Frame		03	MASONRY 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
BUD8 Adjustme		02	DIST FB 100																																				
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		01																																		
NEIGHBORHOOD/LOC		1012.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,963	100	1993	1,963	173,920																																		
FGR	494	55	1993	272	24,099																																		
FOP	45	30	1993	14	1,240																																		
TOTALS		2,502			2,249	199,259																																	
EXTRA FEATURES					1420 ATLANTIC AV, 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																					
3	0504	FP-ELECTRI			0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120																					