

LOT 43
IN OR 1884/1826
FLORENCE POINT PB 4/109 & 110

MCCULLOUGH THOMAS & CATHERINE J
1325 HICKORY NUT CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	1,753	217,174
FEP	264	80	211	26,140
FGR	552	55	304	37,662
FOP	15	30	4	496
STP	9	10	1	124
STP	15	10	2	247

TOTALS 2,608 2,275 281,844

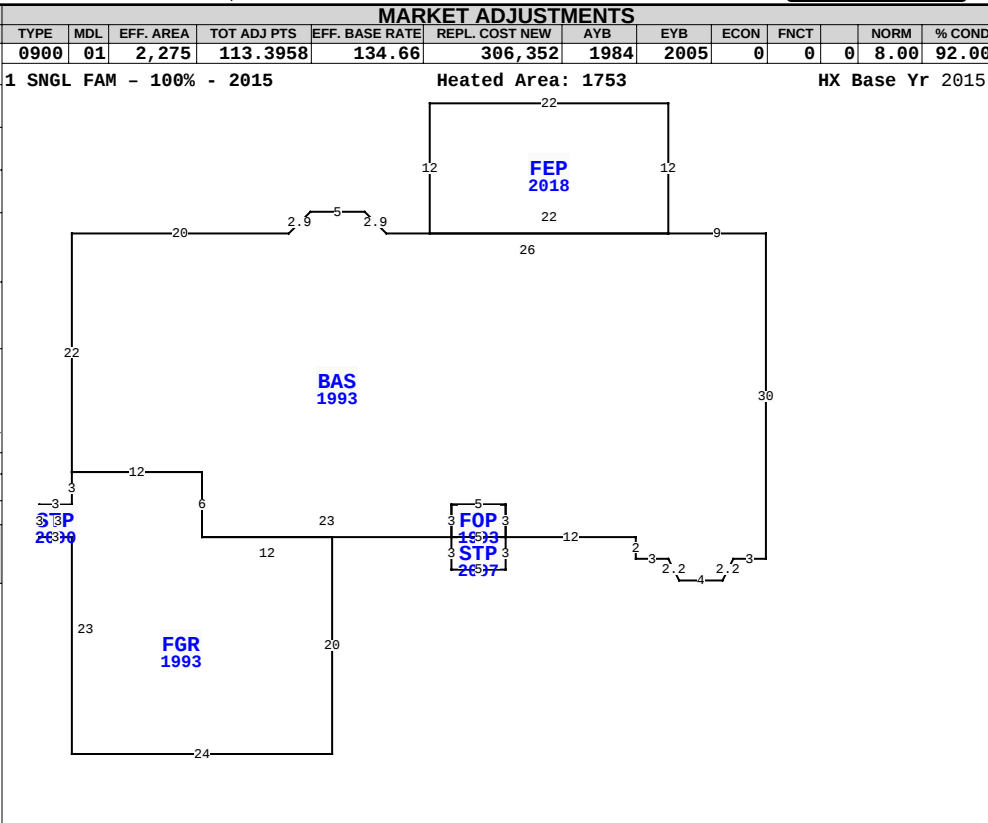
EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	1,136.00	SF	7.00	7.00	100	2018	2018	3	98	7,793	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
3	0855	CONC PAVER	0 100	0	0	642.00	SF	7.00	7.00	100	2018	2018	3	98	4,404	
4	1134	LANDSCP BL	0 100	0	0	120.00	SF	3.00	3.00	100	2018	2018	3	99	356	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 03/18/2020 BY DJP



1325 HICKORY NUT CT, FERNANDINA BEACH

1325 HICKORY NUT CT, FERNANDINA BEACH										XF DATE INC DATE				LAND DATE AG DATE		
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1,136.00	SF	7.00	7.00	100	2018	2018	3	98	7,793							
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1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

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NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			281,844
TOTAL MARKET OB/XF VALUE			14,583
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			596,427
SOH/AGL Deduction			298,161
ASSESSED VALUE			298,266
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			248,266
TOTAL JUST VALUE			596,427
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			423,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618487	REPAIR/RRF	22,000	10/31/2006
B0618488	DEMOLITION	24,000	10/31/2006
B0007748	ADDITION	4,500	11/01/2000
B007185	REPAIR/RRF	100,000	06/01/2000
B9906567	ADDITION	5,382	11/01/1999

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B007185	REPAIR/RRF	100,000	06/01/2000
B9906567	ADDITION	5,382	11/01/1999

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W9 FEP=[YR=2018] N12 W22 S12 E22\$ W26 U2 L2 W5 L2 D2 W20 S22 FGR=[YR=1993] S3 STP=[YR=2000] W3 S3 E3 N3 \$ S23 E24 N20 W12 N6 W12 \$ E12 S6 E23 STP=[YR=2007] S3 E5 N3 W5\$ FOP=[YR=1993] E5 N3 W5 S3\$ N3 E5 S3 E12 S2 E3 R1 D2 E4 U2 R1 E3 N30\$.			

Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS