LOT 7
IN OR 1829/422
RESERVE AT OLD BLUFF PB 7/34

HILLIKER MICHAEL J & SAMANTHA L
95046 RESERVE CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-054B-0007-0000

BUILDING CHARACTERISTICS

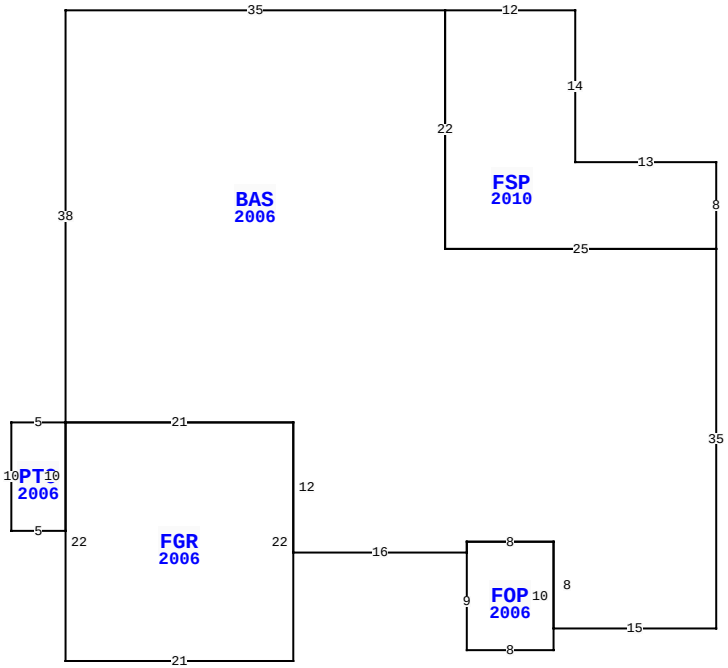
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2,295	352,118
FGR	462	55	254	38,971
FOP	80	30	24	3,682
FSP	368	40	147	22,554
PTO	50	5	2	307
TOTALS	3,255		2,722	417,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,722	117.0288	166.77	453,948	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2013 Heated Area: 2295 HX Base Yr 2013



95046 RESERVE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20	5.20	100	2006	2006	3	88	3,931	
3	0810	CONCRETE A	0	100	0	0	121.00	SF	6.50	6.50	100	2006	2006	3	88	692	
4	1126	CB/STC 8"	0	100	0	0	36.00	SF	8.00	8.00	100	2006	2006	3	88	253	
5	0855	CONC PAVER	0	100	0	0	476.00	SF	7.00	7.00	100	2012	2012	3	94	3,132	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		417,632
TOTAL MARKET OB/XF VALUE		11,193
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		728,825
SOH/AGL Deduction		432,928
ASSESSED VALUE		295,897
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,897
TOTAL JUST VALUE		728,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10948	MECH OTHER	0	01/01/2006
E16614	ELEC OTHER	2,000	01/01/2006
P10297	OTHER	0	11/01/2005
C16184	CO ISSUED	169,430	09/01/2005
B16184	NEW CONSTR	169,430	09/01/2005
R08312	REPAIR/RRF	8,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1829/0422	11/28/2012	WD	Q	I	02	320,000
GRANTOR: KERCE RUBY P						
GRANTEE: HILLIKER MICHAEL J						
1489/0609	4/02/2007	WD	Q	I		510,000
GRANTOR: SUQUET LAURIE R						
GRANTEE: KERCE RUBY P & MILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2010] W13 N14 W12 BAS=[YR=2006] W35 S38
PTO=[YR=2006] W5 S10 E5 N10$ FGR=[YR=2006] S22 E21 N22 W21$
E21 S12 E16 FOP=[YR=2006] S9 E8 N10 W8 S1$ N1 E8 S8 E15 N35
W25 N22 $ S22 E25 N8$.

LAND DESCRIPTION

TOTAL OB/XF 11,193

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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 02/11/2016 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS