LOT 16
HICKORY RIDGE PBK 2234/596

HIBDON TIMOTHY A & MARYLYNN HOPE
1322 ISLAND RIDGE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1501-0016-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

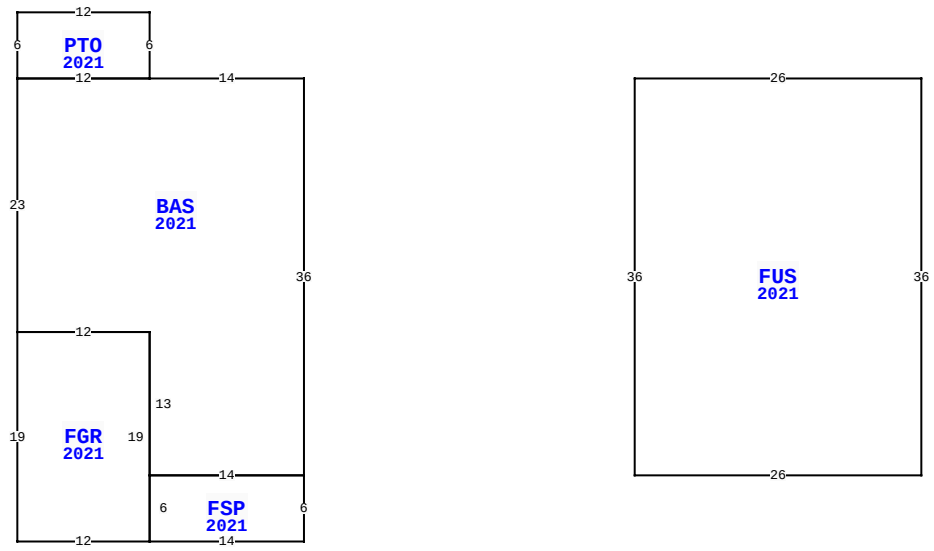
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1022.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	130,486
FGR	228	55	125	20,911
FSP	84	40	34	5,688
FUS	936	100	936	156,583
PTO	72	5	4	669
TOTALS	2,100		1,879	314,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,879	140.8750	167.29	314,338	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 1716 HX Base Yr 2022



1322 ISLAND RIDGE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		314,338
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		416,858
SOH/AGL Deduction		77,718
ASSESSED VALUE		339,140
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,140
TOTAL JUST VALUE		416,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230054	911 6*14	8,000	02/01/2023
20200624	CO ISSUED	0	10/28/2021
20200624	NEW CONSTR	0	11/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/1762	10/20/2021	WD	Q	I	01	317,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HIBDON TIMOTHY A &						
2250/1099	1/15/2019	WD	Q	V	01	70,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 PTO=[YR=2021] N6 W12 S6 E12 $ W12 S23 FGR=[YR=2021] S19 E12 FSP=[YR=2021] E14 N6 W14 S6 $ N19 W12 $ E12 S13 E14 N36 $ PTR= E30 FUS=[YR=2021] E26 S36 W26 N36$ W30 $.

EXTRA FEATURES

LN	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	252.00	SF	10.00	10.00	100	2021	2021	3	100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 11/30/2021 BY RK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS