

LOT 31
HICKORY RIDGE PBK 2234/596

KLINK SALLIE J
1318 ISLAND RIDGE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1501-0031-0000



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 Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,088	100	1,088	179,542
FOP	134	30	40	6,601
TOTALS	1,222		1,128	186,143

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,128	138.9660	165.02	186,143	2021	2021	0	0
1 SNGL FAM - 100% - 2022									
Heated Area: 1088									
HX Base Yr 2022									

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2021	2021	3	100	3,000	

TOTAL OB/XF									
3,000									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					186,143				
TOTAL MARKET OB/XF VALUE					3,000				
TOTAL LAND VALUE - MARKET					100,000				
TOTAL MARKET VALUE					289,143				
SOH/AGL Deduction					45,450				
ASSESSED VALUE					243,693				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					193,693				
TOTAL JUST VALUE					289,143				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					236,595				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210555	CO ISSUED	0	06/25/2021
20200555	NEW CONSTR	0	11/17/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2475/1213	6/25/2021	WD	Q	I	02	270,800	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: KLINK SALLIE J							
2326/1376	12/13/2019	WD	Q	V	05	511,000	
GRANTOR: SIMMONS 9 LLC							
GRANTEE: NEW ATLANTIC BUILDERS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W26 S42 FOP=[YR=2021] S5 E26 N5 W11 N1 W4 S1 W11 \$ E11 N1 E4 S1 E11 N42 \$.									