LOT 38
HICKORY RIDGE PBK 2234/596

TURNER BETH A
4329 LATIN LN
COLUMBUS, OH 43220

2023

00-00-31-1501-0038-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

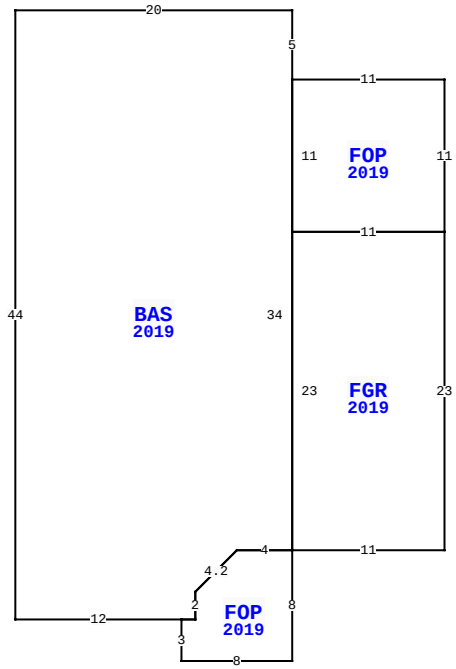
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1022.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100	850	142,727
FGR	253	55	139	23,340
FOP	55	30	16	2,687
FOP	121	30	36	6,045
TOTALS	1,279		1,041	174,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,041	142.8300	169.61	176,564	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 850 HX Base Yr



1307 HICKORY ST, 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	174,798
TOTAL MARKET OB/XF VALUE	2,574
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	277,372
SOH/AGL Deduction	56,733
ASSESSED VALUE	220,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,639
TOTAL JUST VALUE	277,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190297	TWNHOME	0	06/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2396/0863	9/29/2020	WD	Q	I	01	215,000

GRANTOR: SIMMONS 9 LLC
GRANTEE: TURNER BETH A

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W11 BAS=[YR=2019] N5 W20 S44 E12 FOP=[YR=2019] S3 E8 N8 FGR=[YR=2019] E11 N23 W11 S23$ W4 D3 L3 S2 W1$ E1N2 U3 R3 E4 N34$ S11 E11 N11$.

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	0810	CONCRETE A	0	0	0	0	376.00	SF	6.50	6.50	100	2019	2019	3	99	2,420	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	

LAND DESCRIPTION

TOTAL OB/XF 2,574

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/24/2020 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS