LOT 39
HICKORY RIDGE PBK 2234/596

BYRNES SONDRA J
112 JIMENEZ STREET
SANTA FE, NM 87501

2023

00-00-31-1501-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

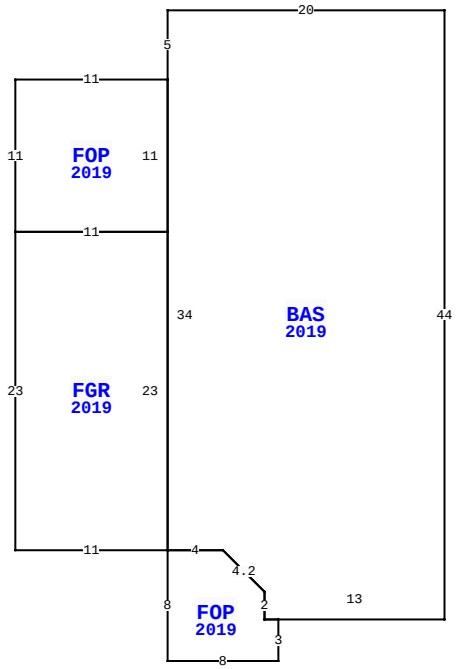
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	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% - 2023 Heated Area: 850 HX Base Yr



1309 HICKORY ST, FERNANDINA BEACH

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

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	

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	0
ASSESSED VALUE	277,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,372
TOTAL JUST VALUE	277,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190292	TWNHOME	0	06/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1673	4/22/2022	WD	Q	I	01	345,000
GRANTOR: ACKERMANN JOHN M & EL						
GRANTEE: BYRNES SONDRA J						
2365/1955	6/04/2020	WD	Q	I	01	205,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: ACKERMANN JOHN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S5 FOP=[YR=2019] W11 S11 FGR=[YR=2019] S23 E11 FOP=[YR=2019] S8 E8 N3 W1 N2 U3 L3 W4$ N23 W11$ E11 N11$ S34 E4 D3 R3 S2 E13 N44$.

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