BLOCK 155 LOTS 15 16
CITY OF FDNA BEACH

WILSON BETTY ANN
PO BOX 151
FERNANDINA BEACH, FL 32035-0151

2023

00-00-31-1800-0155-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

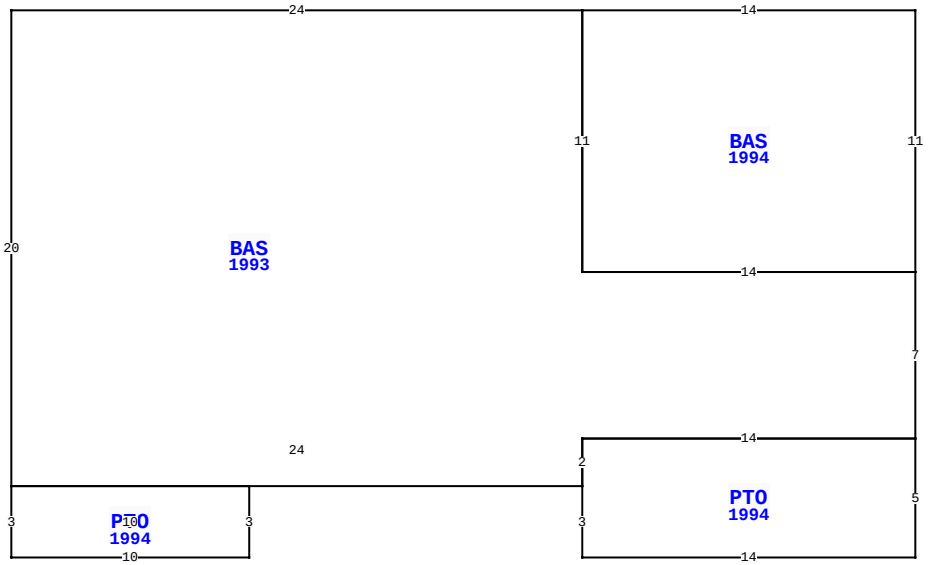
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	578	100	578	18,605
BAS	154	100	154	4,957
PTO	30	5	2	65
PTO	70	5	4	129
TOTALS	832		738	23,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	738	87.8850	128.75	95,018	1969	1969	0	0	25	50.00	25.00

1 RETAILSTOR – 0% - 0 Heated Area: 732 HX Base Yr



901 HICKORY ST, FERNANDINA BEACH

BLD DATE	06/11/2021	KK	LGL DATE	
XF DATE	06/11/2021	KK	LAND DATE	06/11/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	23,754
TOTAL MARKET OB/XF VALUE	451
TOTAL LAND VALUE - MARKET	92,645
TOTAL MARKET VALUE	116,850
SOH/AGL Deduction	46,929
ASSESSED VALUE	69,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,921
TOTAL JUST VALUE	116,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122085	ELEC OTHER	200	10/09/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N11 W24 S20 PTO=[YR=1994] S3 E10 N3W10$ E24 PTO=[YR=1994] S3 E14 N5 W14 S2 $ N2 E14 N7$ BAS=[YR=1994] N11 W14 S11E14 $.

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	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	29	451	

LAND DESCRIPTION

TOTAL OB/XF 451

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	001100	C	STORE 1FLR	0	0006	MU-8	50.00	100.00	5,294.00	SF		1.00	1.00	1.00	17.50	17.50	92,645							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 92,645 Market: 0 Agricultural: 0 Common: 92,645 PRINTED 08/02/2023 BY SYS