BLOCK 157 LOT W1/2 OF 29
TO 32 INC
CITY OF FDNA BEACH

THOMPSON GEORGE E & MARY E
331 S 12TH ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0157-0292**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

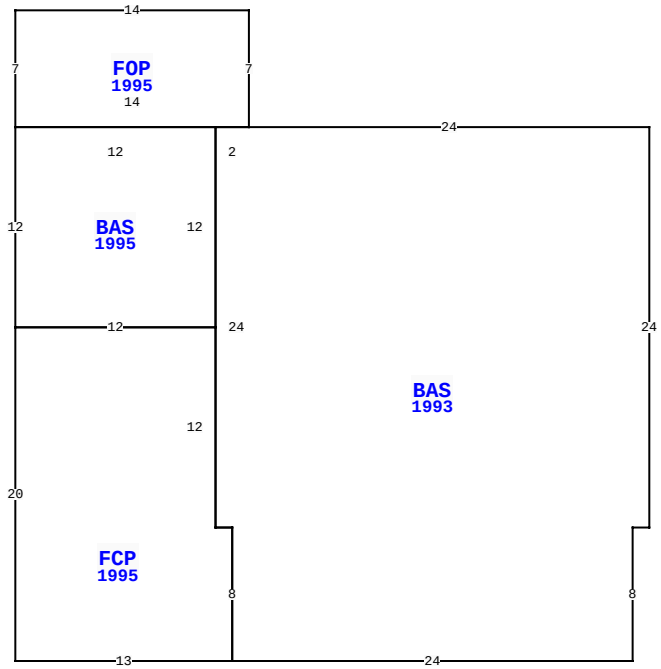
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 816 | 100 | 816 | 68,834 |
| BAS | 144 | 100 | 144 | 12,148 |
| FCP | 248 | 25 | 62 | 5,230 |
| FOP | 98 | 30 | 29 | 2,446 |
| TOTALS | 1,306 | | 1,051 | 88,658 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,051 | 107.7490 | 97.24 | 102,199 | 1953 | 1995 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr




1014 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 | 88,658 |
| TOTAL MARKET OB/XF VALUE | 2,387 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 191,045 |
| SOH/AGL Deduction | 53,956 |
| ASSESSED VALUE | 137,089 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 137,089 |
| TOTAL JUST VALUE | 191,045 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 169,949 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122294 | H/AC | 3,000 | 11/08/2012 |
| 959204 | DRIVEWAY | 800 | 07/19/1995 |
| 958858 | HOUSEMVING | 4,000 | 02/14/1995 |

## SALES DATA

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

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1995] N7 W14 S7 BAS=[YR=1995] S12 FCP=[YR=1995] S20 E13 N8 W1 N12 W12$ E12 N12 W12$ E14$ W2 S24 E1 S8 E24 N8 E1 N24$.

## 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 | 510.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 72 | 2,387 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,387

| 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 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 2,000.00 | 2,000.00 | 100,000 | | | | | | | |

REVIEW DATE 10/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS