



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	8	100
Stories	0	0 100
Units	0	0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL

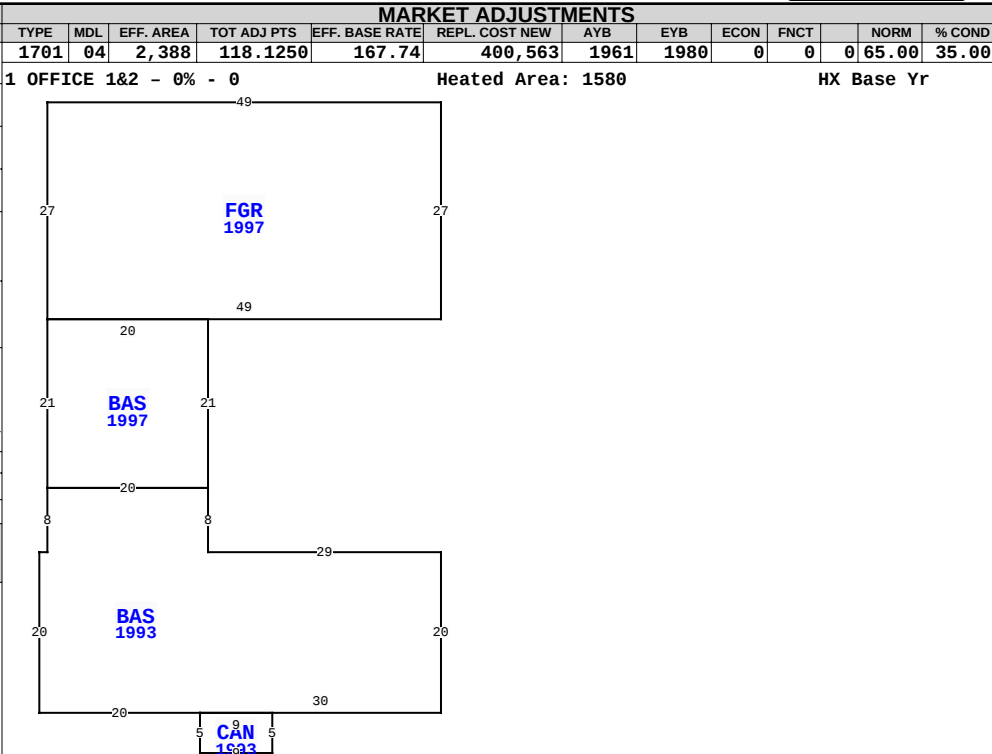
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	68,102
BAS	420	100	420	24,658
CAN	45	30	14	822
FGR	1,323	60	794	46,615

TOTALS	2,948	2,388	140,197
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	66	20		1,320.00	SF 6.50
2	0810	CONCRETE A	0	0	81	22		1,782.00	SF 6.50
3	0810	CONCRETE A	0	0	77	5		385.00	SF 6.50
4	0462	ST/AL FNC	0	0	53	3		159.00	SF 10.00
5	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00
6	4950	BOLLARD	0	0	0	0		2.00	UT 100.00
7	0810	CONCRETE A	0	0	103	6		618.00	SF 6.50
8	0462	ST/AL FNC	0	0	86	3		258.00	SF 10.00
9	0810	CONCRETE A	0	0	61	13		793.00	SF 6.50
10	0810	CONCRETE A	0	0	33	3		99.00	SF 6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	008900	C	MUNICIPAL	0		R-2	300.00	230.00	1.58
2	008900	C	MUNICIPAL	0		R-2	300.00	230.00	1.58



1300 HICKORY ST, FERNANDINA BEACH

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021
INC DATE			AG DATE	

L N	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	66	20		1,320.00	SF 6.50	100	1980	1980	3	35	3,003	
2	0810	CONCRETE A	0	0	81	22		1,782.00	SF 6.50	100	1997	1997	3	75	8,687	
3	0810	CONCRETE A	0	0	77	5		385.00	SF 6.50	100	2002	2002	3	83	2,077	
4	0462	ST/AL FNC	0	0	53	3		159.00	SF 10.00	100	2002	2002	3	32	509	
5	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	100	1997	1997	3	45	405	
6	4950	BOLLARD	0	0	0	0		2.00	UT 100.00	100	2002	2002	3	100	200	
7	0810	CONCRETE A	0	0	103	6		618.00	SF 6.50	100	2002	2002	3	83	3,334	
8	0462	ST/AL FNC	0	0	86	3		258.00	SF 10.00	100	2002	2002	3	32	826	
9	0810	CONCRETE A	0	0	61	13		793.00	SF 6.50	100	2002	2002	3	83	4,278	
10	0810	CONCRETE A	0	0	33	3		99.00	SF 6.50	100	1980	1980	3	35	225	

TOTAL OB/XF										23,544									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	008900	C	MUNICIPAL	0		R-2	300.00	230.00	1.58	AC		1.00	1.00	1.00	120,000.00	120,000.00	189,600		
2	008900	C	MUNICIPAL	0		R-2	300.00	230.00	1.58	AC		1.00	1.00	1.00	120,000.00	120,000.00	189,600		

NASSAU COUNTY PROPERTY				PAGE 1 of 12				2
VALUATION SUMMARY				STANDARD				
VALUATION BY				Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE				782,421				
TOTAL MARKET OB/XF VALUE				65,968				
TOTAL LAND VALUE - MARKET				379,200				
TOTAL MARKET VALUE				1,227,589				
SOH/AGL Deduction				0				
ASSESSED VALUE				1,227,589				
TOTAL EXEMPTION VALUE				04				1,227,589
BASE TAXABLE VALUE				0				
TOTAL JUST VALUE				1,227,589				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				1,154,824				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141848	REPAIR/RRF	8,250	08/21/2014
20141850	REPAIR/RRF	8,250	08/21/2014
20141479	H/AC	3,100	07/07/2014
20130074	REPAIR/RRF	3,400	01/11/2013
20130075	REPAIR/RRF	3,400	01/11/2013
20130076	REPAIR/RRF	3,600	01/11/2013

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

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS=[YR=1993] W29 N8 BAS=[YR=1997] N21W20 FGR=[YR=1997] E49N27W49S27\$S21E20\$ W20S8W1S20E20CAN=[YR=1993] S5E9 N5W9 \$E30N20\$.							

REVIEW DATE	07/14/2021	BY	KK	Total Acres: 3.16	Total Land Value: 379,200	Market: 0	Agricultural: 0	Common: 379,200	PRINTED 08/02/2023 BY SYS
-------------	------------	----	----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------

HOUSING AUTHORITY OF FERNANDINA BEACH
1300 HICKORY ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0239-0010

REVIEW DATE	07/14/2021	BY	KK	Total Acres:	3.16	Total Land Value:	379,200	Market:	0	Agricultural:	0	Common:	379,200	PRINTED 08/02/2023 BY SYS
-------------	------------	----	----	--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------

[illegible]

REVIEW DATE	07/14/2021	BY	KK	Total Acres:	3.16	Total Land Value:	379,200	Market:	0	Agricultural:	0	Common:	379,200	PRINTED 08/02/2023 BY SYS
-------------	------------	----	----	--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------

REVIEW DATE	07/14/2021	BY	KK	Total Acres: 3.16	Total Land Value: 379,200	Market: 0	Agricultural: 0	Common: 379,200	PRINTED 08/02/2023 BY SYS
-------------	------------	----	----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------

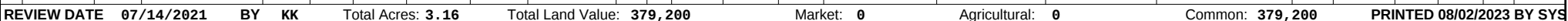
HOUSING AUTHORITY OF FERNANDINA BEACH
1300 HICKORY ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0239-0010

[illegible]

HOUSING AUTHORITY OF FERNANDINA BEACH
1300 HICKORY ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0239-0010



[illegible]

[illegible]

REVIEW DATE 07/14/2021 BY KK Total Acres: 3.16 Total Land Value: 379,200 Market: 0 Agricultural: 0 Common: 379,200 PRINTED 08/02/2023 BY SYS

[illegible]