

BLOCK 240 W50 FT OF E200 FT OF
LOT 6
CITY OF FDNA BEACH

SATTERLY-VASQUEZ VANESSA
1319 HICKORY STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0240-0064



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	13
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	89,126
FOP	192	30	58	5,983
TOTALS	1,056		922	95,109

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	10	10			6.50	100	1975	1975	3	27	176	
4	1242	WD DECK A	0	0	24	4			10.00	100	2020	2020	3	93	893	

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	R-2	50.00	172.00	50.00	FF		1.00	1.00	1.19	2,000.00	2,380.00	119,000							

REVIEW DATE 10/12/2018 BY DJX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	922	128.0664	115.58	106,565	1975	2000	0	0	10.75	89.25
1 SINGLE FAM - 0% - 2023											
Heated Area: 864											
HX Base Yr											
24											
36											
8											
24											
8											
24											

1319 HICKORY ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		95,109	
TOTAL LAND VALUE - MARKET		1,069	
TOTAL MARKET VALUE		119,000	
SOH/AGL Deduction		215,178	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		215,178	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		215,178	
NCON VALUE		0	
INCOME VALUE		171,614	
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122549	REROOF W/30YR SHN	6,200	12/20/2012
20021436	REPAIR SIDING/STE	0	08/21/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2607/1245	12/09/2022	WD	Q	I	01
GRANTOR: MATTHEW 25 INVESTMENT					SALE PRICE
GRANTEE: SATTERLY-VASQUEZ VA					315,000
2591/0799					
9/16/2022					
WD					
Q					
I					
01					
GRANTOR: DUPONT JACQUELINE LIV					250,000
GRANTEE: MATTHEW 25 IVESTMEN					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W24 S36 FOP=[YR=1993] S8 E24 N8W24\$ E24 N36\$.	

Total Acres: 0.00 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 08/02/2023 BY SYS