LOT 13
SEA MARSH VILLAGE #2 PBK 4/16

WRIGHT ALEXANDER B &
2 HICKORY LN
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03

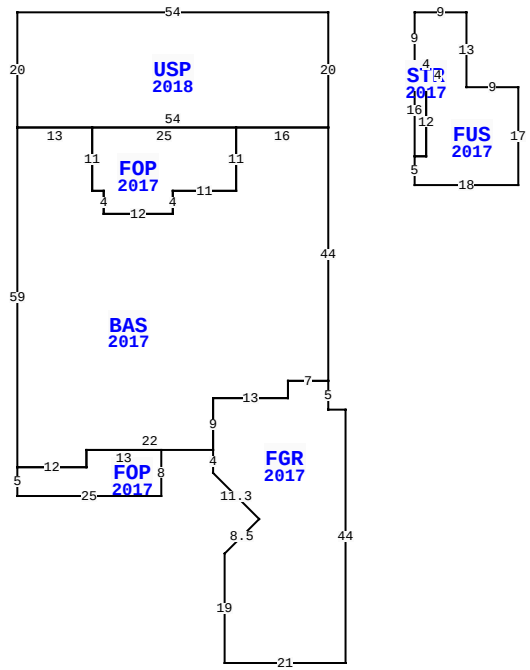
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2,536	625,890
FGR	973	55	535	132,039
FOP	164	30	49	12,093
FOP	323	30	97	23,940
FUS	383	100	383	94,525
STR	40	10	4	988
USP	1,080	30	324	79,964
TOTALS	5,499		3,928	969,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,928	177.6330	253.13	994,295	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2021 Heated Area: 2919 HX Base Yr 2021



2 HICKORY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		969,438
TOTAL MARKET OB/XF VALUE		36,456
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,455,894
SOH/AGL Deduction		457,179
ASSESSED VALUE		998,715
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		948,715
TOTAL JUST VALUE		1,455,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,190,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801396	SSCRNENCL	23,143	02/08/2018
17095468	SWIM POOL	98,000	10/27/2017
B1705648	CO ISSUED	0	06/26/2017
B1633326	NEW CONSTR	384,574	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/0972	6/03/2019	WD	U	I	11	100
GRANTOR: WILLIAMS RICHARD C &						
GRANTEE: WRIGHT ALEXANDER B						
2280/0391	6/03/2019	WD	Q	I	01	1,037,500
GRANTOR: WILLIAMS RICHARD C &						
GRANTEE: WRIGHT ALEXANDER B						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W54 S20 BAS=[YR=2017] S59 FOP=[YR=2017] S5 E25 N8 W13 S3 W12$ E12 N3 E22 FGR=[YR=2017] S4 R8 D8 D6 L6 S19 E21 N44 W3 N5 W7 S3 W13 S9$ N9 E13 N3 E7 N44 W16 FOP=[YR=2017] W25 S11 E2 S4 E12 N4 E11 N11$ S11 W11 S4 W12 N4 W2 N11 W13 $ E54 N20$ PTR=E15 FUS=[YR=2017] E9 S13 E9 S17 W18 N5 STR=[YR=2017] N16 E4 S4 W2 S12 W2$ E2 N12 E2 N4 W4 N9$ W15$.

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	0855	CONC PAVER	0	100	0	0	1,695.00	SF	7.00	7.00	100	2017	2017	3	97	11,509	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	82	4,100	
4	0861	POOL GUNIT	0	100	0	0	212.00	SF	85.00	85.00	100	2018	2018	3	90	16,218	
5	0855	CONC PAVER	0	100	0	0	389.00	SF	7.00	7.00	100	2018	2018	3	98	2,669	

LAND DESCRIPTION

TOTAL OB/XF 36,456

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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 11/01/2018 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS