

LOT 17
IN OR 1930/378
SEA MARSH VILLAGE #2 PBK 4/16

PETERSEN FAMILY TRUST/PETERSEN WALTER A TRUSTEE
10 HICKORY LN
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0017-0000



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 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,869	100	2,869	390,161
BAS	60	100	60	8,160
FGR	805	55	443	60,244
FOP	56	30	17	2,312
FST	21	55	12	1,632
UOP	10	20	2	272
UOP	20	20	4	544
UOP	20	20	4	544

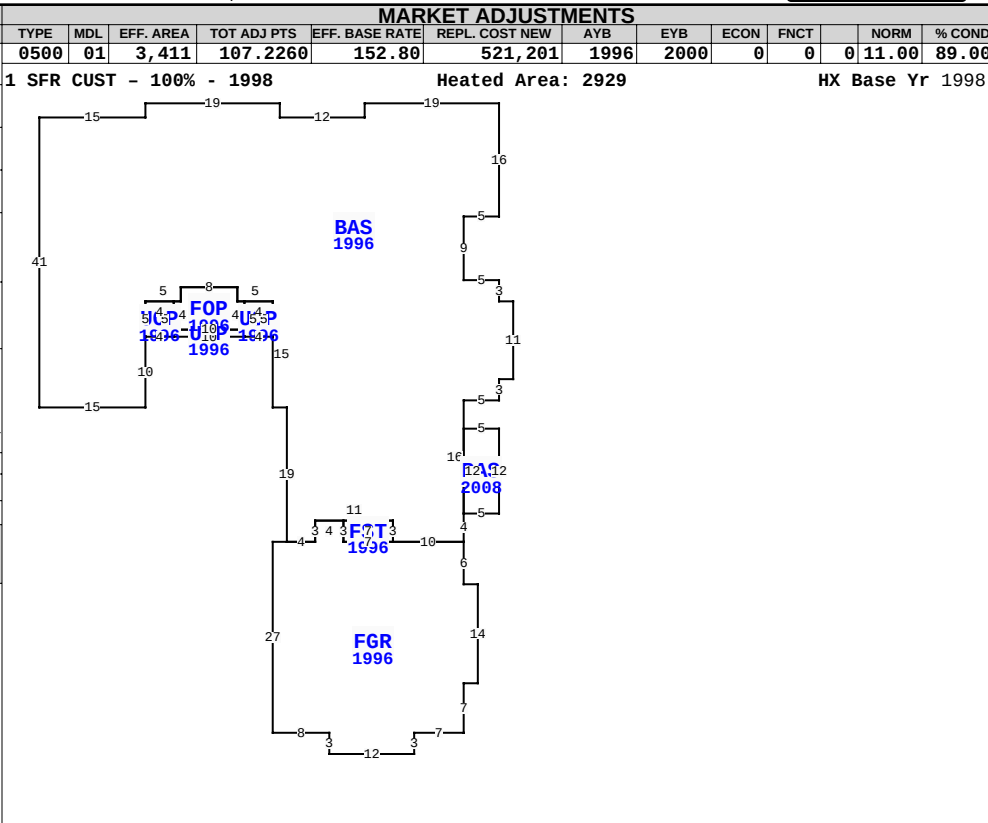
TOTALS	3,861		3,411	463,869
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	0812	CONCRETE C	0	100	0	0	1,361.00	SF	4.00	4.00	100	1996	1996	3	73	3,974	
3	0825	BRICK	0	100	0	0	141.00	SF	12.50	12.50	100	1996	1996	3	92	1,622	
4	1126	CB/STC 8"	0	100	0	0	233.00	SF	8.00	8.00	100	1996	1996	3	73	1,361	
5	0444	BOX FNC 4'	0	100	0	0	6.00	LF	6.50	6.50	100	1996	1996	3	20	8	
6	0810	CONCRETE A	0	100	0	0	158.00	SF	6.50	6.50	100	1996	1996	3	73	750	
7	0825	BRICK	0	100	0	0	421.00	SF	12.50	12.50	100	1996	1996	3	92	4,842	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							



10 HICKORY LN, FERNANDINA BEACH

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

TOTAL OB/XF 14,157

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		463,869
TOTAL MARKET OB/XF VALUE		14,157
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		928,026
SOH/AGL Deduction		481,402
ASSESSED VALUE		446,624
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		391,624
TOTAL JUST VALUE		928,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327041	INT REMOD	35,000	04/01/2013
B21285	REMODEL	10,500	04/01/2008
B9602505	NEW CONSTR	280,000	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1930/0378	7/21/2014	QC	U	I	11	100

GRANTOR: PETERSEN WALTER A						
GRANTEE: PETERSEN WALTER A T						
0727/1913	3/20/1995	WD	Q	V		54,000
GRANTOR: CULP DONALD G						
GRANTEE: PETERSEN WALTER A &						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1996] W19 S2 W12 N2 W19 S2 W15 S41 E15 N10
UOP=[YR=1996] E4 UOP=[YR=1996] E10 UOP=[YR=1996] E4 N5 W4
FOP=[YR=1996] W1 N2 W8 S2 W1 S4 E10 N4\$ S5\$ N1 W10 S1\$ N5 W4
S5\$ N5 E5 N2 E8 S2 E5 S15E2S19 FGR=[YR=1996] W2 S27 E8 S3 E12
N3 E7 N7 E2 N14 W2 N6 W10 FST=[YR=1996] N3 W7 S3 E7\$ W7 N3 W4
S3 W4\$ E4 N3 E11 S3 E10 N4 BAS=[YR=2008] E5 N12 W5 S12\$ N16
E5 N3 E2 N11 W2 N3 W5 N9 E5 N16\$.