TRACT 20
IN OR 947/759
CEDAR POINT

SCHRODER EDWARD A & ANTOINETTE
15 HICKORY LANE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

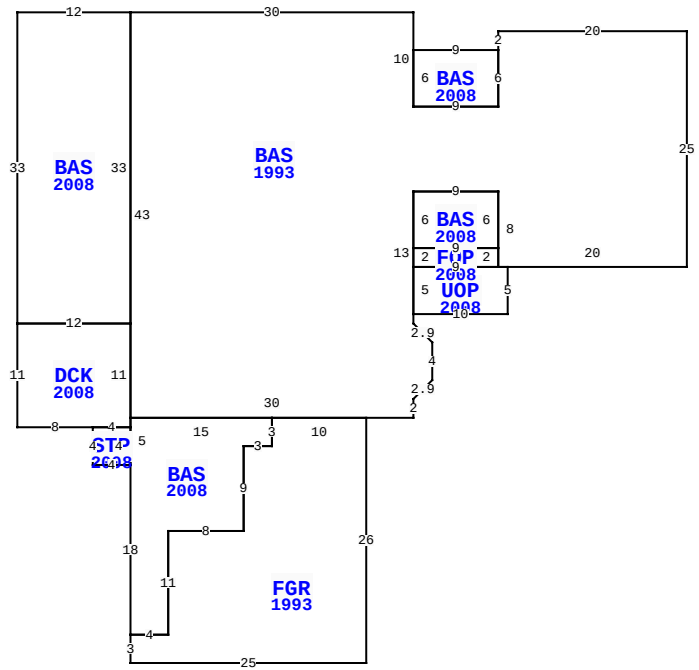
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1,883	277,188
BAS	54	100	54	7,949
BAS	54	100	54	7,949
BAS	197	100	197	28,999
BAS	396	100	396	58,293
DCK	132	10	13	1,913
FGR	453	55	249	36,654
FOP	18	30	5	736
STP	16	10	2	294
UOP	50	20	10	1,472
TOTALS	3,253		2,863	421,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,863	119.4270	170.18	487,225	1984	1994	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2001 Heated Area: 2584 HX Base Yr 2001



15 HICKORY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		421,450
TOTAL MARKET OB/XF VALUE		9,399
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		880,849
SOH/AGL Deduction		427,858
ASSESSED VALUE		452,991
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		402,991
TOTAL JUST VALUE		880,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		768,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20803	ADDITION	290,000	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0947/0759	8/30/2000	TD	Q	I		285,000
GRANTOR: MOLL BETTY J TRUSTEE						
GRANTEE: SCHRODER EDWARD A &						
0457/0387	6/01/1985	WD	Q	I		195,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S2 BAS=[YR=2008] W9 S6 E9 N6$ S6 W9 N10 W30 BAS=[YR=2008] W12 S33 DCK=[YR=2008] S11 E8 STP=[YR=2008] S4 E4 BAS=[YR=2008] S18 FGR=[YR=1993] S3 E25 N26 W10 S3 W3 S9 W8 S11 W4$ E4 N11 E8 N9 E3 N3 W15 S5$ N4 W4$ E4 N11 W12$ E12 N33$ S43 E30 N2 R2 U2 N4 U2 L2 N1 UOP=[YR=2008] E10 N5 W1 FOP=[YR=2008] N2 BAS=[YR=2008] N6 W9 S6 E9 $ W9 S2 E9$ W9 S5$ N13 E9 S8 E20 N25$.

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	0812	CONCRETE C	0	100	0	0	1,175.00	SF	4.00	4.00	100	1984	1984	3	47	2,209	
3	0812	CONCRETE C	0	100	0	0	1,663.00	SF	4.00	4.00	100	1990	1990	3	62	4,124	
4	0855	CONC PAVER	0	100	0	0	140.00	SF	10.00	10.00	100	2007	2007	3	89	1,246	
5	1075	TRELLIS G	0	100	10	10	100.00	SF	35.00	35.00	100	2007	2007	3	52	1,820	

LAND DESCRIPTION

TOTAL OB/XF 9,399

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 04/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS