

TRACT 24
IN OR 1119/1791
CEDAR POINT

BROOKE VIRGINIA P
7 HICKORY LANE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

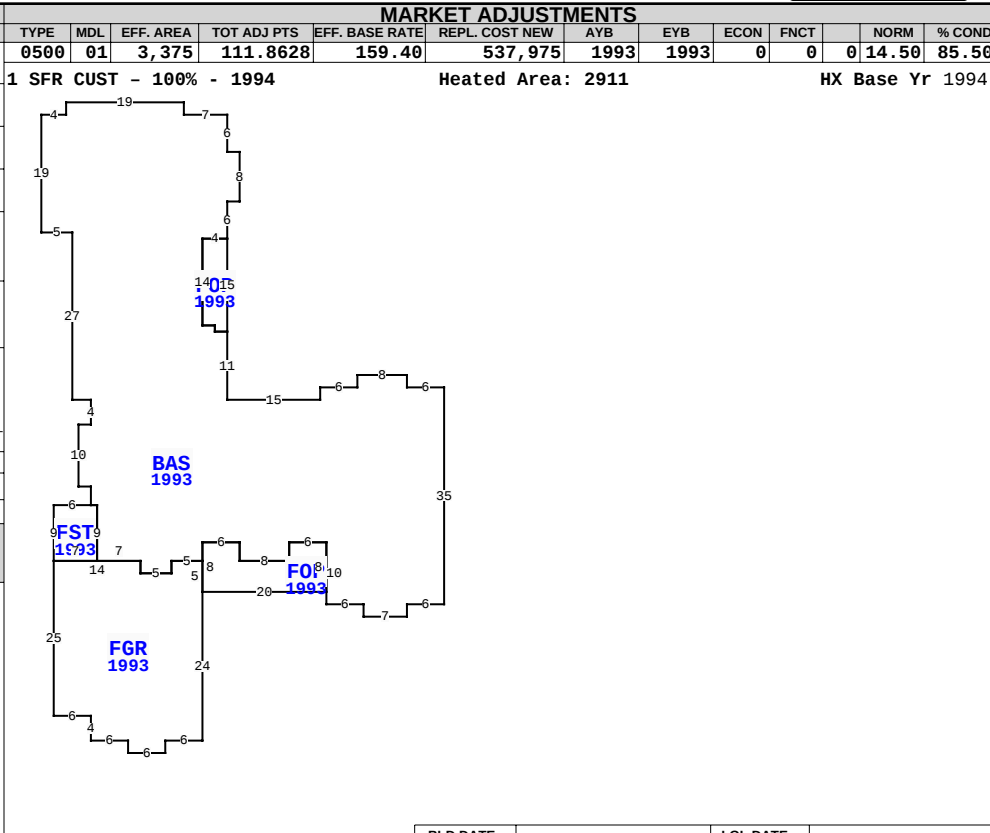
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,911	100	2,911	396,731
FGR	674	55	371	50,562
FOP	58	30	17	2,317
FOP	136	30	41	5,587
FST	63	55	35	4,770

TOTALS	3,842		3,375	459,969
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,573.00	SF	4.00
3	0858	SCULP CONC	0	100	0	0	788.00	SF	13.00
4	0446	BOX FNC 6'	0	100	0	0	44.00	LF	20.00
5	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50
6	1272	H-SHUTR MD	0	100	0	0	119.00	UT	133.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE	04/12/2018	BY	DJX
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7 HICKORY LN, FERNANDINA BEACH

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

TOTAL OB/XF									
21,441									

Total Acres: 0.00	Total Land Value: 450,000	Market: 0	Agricultural: 0	Common: 450,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	459,969		
TOTAL MARKET OB/XF VALUE	21,441		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	931,410		
SOH/AGL Deduction	478,168		
ASSESSED VALUE	453,242		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	403,242		
TOTAL JUST VALUE	931,410		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	806,264		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8116	NEW CONSTR	318,275	05/21/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1119/1791	3/10/2003	WD U	I	01	
GRANTOR: BROOKE JAMES A & VIRG					
GRANTEE: BROOKE VIRGINIA P					
0566/1245	4/04/1989	WD Q	V		
GRANTOR: FOSTER ALVAN & MARY					
GRANTEE: BROOKE JAMES & V P					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W6 N2 W8 S2 W6 S2 W15 N11 FOP=[YR=1993] N15 W4 S14 E2 S1 E2\$ W2 N1W2 N14 E4 N6 E2 N8 W2 N6 W7 N2W19 S2 W4 S19 E5 S27 E3 S4 W2 S10 E2 S3 FST=[YR=1993] W6 S9 FGR=[YR=1993] S25 E6S4 E6 S2 E6 N2 E6 N24 FOP=[YR=1993] E20 N8 W6 S3 W8 N3 W6 S8\$ N5 W5 S2W5 N2 W14 \$ E7 N9 W1\$ E1 S9 E7 S2 E5 N2 E5 N3 E6 S3 E8 N3 E6 S10 E6 S2 E7 N2 E6 N35\$.					

TOTAL OB/XF									
21,441									

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