TRACT 26
IN OR 2097/1101
CEDAR POINT

ENGELS FREDERICK L III & LISA MITCHELL
3 HICKORY LANE
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

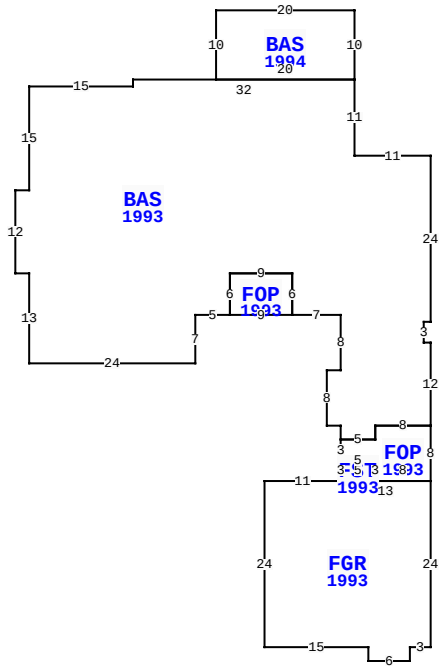
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.6 100
Frame	02	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	2,205	100	2,205	210,531
BAS	200	100	200	19,096
FGR	588	55	323	30,840
FOP	54	30	16	1,528
FOP	79	30	24	2,291
FST	15	55	8	764
TOTALS	3,141		2,776	265,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	01	2,776	116.5248	166.05	460,955	1987	1987	0	0	25	17.50	57.50

1 SFR CUST – 100% - 2018 Heated Area: 2405 HX Base Yr 2018



3 HICKORY LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		265,049
TOTAL MARKET OB/XF VALUE		7,788
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		722,837
SOH/AGL Deduction		344,337
ASSESSED VALUE		378,500
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,500
TOTAL JUST VALUE		722,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401179	ADDITION	19,450	07/01/1994
6864	REMODEL	3,000	11/28/1990
BP 3707	N/A	122,283	11/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/1101	1/26/2017	WD	Q	I	02	410,000
GRANTOR: EVANS ROBERT WAYNE GO						
GRANTEE: ENGELS FREDERICK L						
1085/1023	10/07/2002	WD	Q	I		430,000
GRANTOR: KLOSTERMAN ALBERT L &						
GRANTEE: EVANS ROBERT G & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N11 BAS=[YR=1994] N10 W20 S10 E20 $ W32 S1 W15 S15 W2 S12 E2 S13 E24 N7 E5 FOP=[YR=1993] E9 N6 W9 S6 $ N6 E9 S6 E7 S8 W2 S8 E2 S2 FOP=[YR=1993] S3 FST=[YR=1993] S3 FGR=[YR=1993] W11 S24 E15 S2 E6 N2 E3 N24 W13 $ E5 N3 W5 $ E5 S3 E8 N8 W8 S2 W5 $ E5 N2 E8 N12 W1 N3 E1 N24 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
2	0812	CONCRETE C	0	100	0	0	1,884.00	SF	4.00	4.00	100	1987	1987	3	54.5	4,107	
3	0850	PEBBLE WLK	0	100	0	0	624.00	SF	3.50	3.50	100	1987	1987	3	54.5	1,190	
4	1126	CB/STC 8"	0	100	0	0	252.00	SF	8.00	8.00	100	1987	1987	3	54.5	1,099	
5	0446	BOX FNC 6'	0	100	0	0	20.00	LF	20.00	20.00	100	1987	1987	3	20	80	
6	1242	WD DECK A	0	100	8	2	16.00	SF	10.00	10.00	100	1994	1994	3	20	32	

LAND DESCRIPTION

TOTAL OB/XF 7,788

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 08/18/2017 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS