

LOT 64
IN OR 1594/1327
AMELIA NATIONAL #1 PB 7/48

HALLMAN HIDEKO I
95010 BUCKEYE COURT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0064-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																									
Exterior Wall	16	WD FR STUC 90	0500	01	2,888	108.0060	153.91	444,492	2006	2008	0	0	0	7.35	92.65	STANDARD																																								
Exterior Wall	20	FACE BRICK 10	1 SFR CUST - 100% - 2009													Heated Area: 2514													HX Base Yr 2009																											
Roof Structur	08	IRREGULAR 100																VALUATION BY													Tax Group: 4													Tax Dist:												
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE													411,822																									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE													8,373																									
Interior Floo	14	CARPET 70																TOTAL LAND VALUE - MARKET													115,000																									
Interior Floo	11	CLAY TILE 30																TOTAL MARKET VALUE													535,195																									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction													336,622																									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE													198,573																									
Bedrooms	3	100																TOTAL EXEMPTION VALUE													HX HB WX 55,000																									
Bathrooms	3	100																BASE TAXABLE VALUE													143,573																									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE													535,195																									
Stories	1.	1. 100	NCON VALUE													0																																								
Units	0	100	INCOME VALUE																																																					
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													437,684																																								
Quality			03	Quality Level 03																																																				
DOR CODE			0100 SINGLE FAMILY																																																					
MAP NUM						MKT AREA			04																																															
NEIGHBORHOOD/LOC			4042.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																				
BAS	2,514	100	2,514	358,491																																																				
FGR	480	55	264	37,646																																																				
FOP	117	30	35	4,991																																																				
FSP	188	40	75	10,695																																																				
TOTALS			3,299	2,888	411,822																																																			
EXTRA FEATURES			95010 BUCKEYE CT, FERNANDINA BEACH																																																					
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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2006	2006	3	88	326																																								
2	0810	CONCRETE A	0	100	17	30	510.00	SF	6.50	6.50	100	2006	2006	3	88	2,917																																								
3	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2015	2015	3	81	4,860																																								
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270																																								
TOTAL OB/XF																		8,373																																						
LAND DESCRIPTION																																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000																																							
REVIEW DATE 04/27/2018 BY KWX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																																								