LOT 15 & TRACT A-8
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

HICKORY LANE TRUST
85144 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0015-0000

BUILDING CHARACTERISTICS

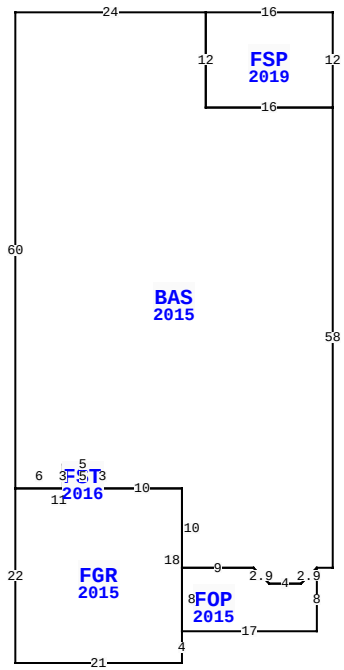
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4146.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	312,510
FGR	462	55	254	33,143
FOP	124	30	37	4,828
FSP	192	40	77	10,047
FST	15	55	8	1,044
TOTALS	3,188		2,771	361,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,771	113.2800	134.52	372,755	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2017 Heated Area: 2395 HX Base Yr 2017



85144 FLORIDIAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,572
TOTAL MARKET OB/XF VALUE		10,473
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		437,045
SOH/AGL Deduction		169,321
ASSESSED VALUE		267,724
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		212,724
TOTAL JUST VALUE		437,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632152	SCRNROOM	1,428	04/01/2016
B1529833	CO ISSUED	0	08/18/2015
B1529833	NEW CONSTR	294,035	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0341	6/02/2022	LE	U	I	11	100
GRANTOR: SNIDER JENNIFER						
GRANTEE: HICKORY LANE TRUST						
2079/1060	10/20/2016	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SNIDER JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W16 BAS=[YR=2015] W24 S60 FGR=[YR=2015] S22 E21 N4 FOP=[YR=2015] E17 N8 D2 L2 W4 U2 L2 W9 S8$ N18 W10 FST=[YR=2016] N3 W5 S3 E5$ W11$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12$ S12 E16 N12$.

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	0855	CONC PAVER	0	100	0	0	540.00	SF	10.00	10.00	100	2015	2015	3	96	5,184	
2	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00	10.00	100	2015	2015	3	96	538	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
4	0855	CONC PAVER	0	100	17	4	68.00	SF	10.00	10.00	100	2016	2016	3	97	660	
5	0911	SCRN RM A	0	100	17	3	51.00	SF	17.50	17.50	100	2016	2016	3	78	696	

LAND DESCRIPTION

TOTAL OB/XF 10,473

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS