

LOT 88
IN OR 819 PG 1372
OTTER RUN PB 5/156

GIBSON WILLIAM K
96007 HICKORY PLACE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0088-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	176,799
FGR	420	55	231	25,670
FOP	125	30	38	4,223
PTO	180	5	9	1,000

TOTALS	2,316		1,869	207,691
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	889.00	SF	6.50	6.50	
3	0861	POOL GUNIT	0	0	0	0	390.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	0	0	0	550.00	SF	7.25	7.25	
5	0479	VF PICKET	0	0	0	0	108.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	0		RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,869	106.0409	125.92	235,344	1998	1998	0	0	11.75	88.25		
1 SNGL FAM - 0% - 0													
Heated Area: 1591													
HX Base Yr													
96007 HICKORY PL, FERNANDINA BEACH													
BLD DATE 02/24/2009 RK LGL DATE 05/22/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		207,691	
TOTAL MARKET OB/XF VALUE		20,316	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		310,507	
SOH/AGL Deduction		49,704	
ASSESSED VALUE		260,803	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		260,803	
TOTAL JUST VALUE		310,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,037	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974158	NEW CONSTR	61,947	08/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0819/1372	1/14/1998	WD	Q	I	
GRANTOR: BROUSSARD SEWARD L					SALE PRICE 120,000
GRANTEE: GIBSON WILLIAM K					
0803/0896	8/18/1997	WD	U	V	19
GRANTOR: OTTER RUN PARTNERSHIP					
GRANTEE: BROUSSARD SEWARD L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W25 PTO=[YR=1998] N10 W18 S10 E18\$ W27 S33 E12 FOP=[YR=1998] S2 E20 FGR=[YR=1998] S17 E20 N21 W20 S4\$ N4 W2 U3 L3 N3 W6 S3 D3 L3 W6 S2\$ N2 E6 U3 R3 N3 E6 S3 D3 R3 E22 N31\$.											