

LOT 90
IN OR 2084/818
OTTER RUN PB 5/156

DOUGHERTY TIMOTHY W & PATTI A
96031 HICKORY PLACE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0090-0000



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	PAGE 1 of 1 4										
Exterior Wall	31	HARDIE BRD 100	0900	01	1,622	115.6017	137.28	222,668	1991	2016	0	0	0	2.50	97.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017													Heated Area: 1184									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMNT 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	1,184	100	1,184	158,477																					
FGR	440	55	242	32,391																					
FOP	12	30	4	535																					
PTO	96	5	5	669																					
UEP	240	60	144	19,274																					
USP	144	30	43	5,755																					
TOTALS			2,116	1,622	217,101																				
EXTRA FEATURES					96031 HICKORY PL, 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	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	1991	1991	3	64	2,446									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430									
TOTAL OB/XF 5,876																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
REVIEW DATE 11/07/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/0818	11/21/2016	WD	Q	I	01	185,000

GRANTOR: THE JOHN STOKES COMPA
GRANTEE: DOUGHERTY TIMOTHY W
1939/0648 9/23/2014 WD U V 37 25,000
GRANTOR: COLEMAN DONNA LEE
GRANTEE: THE JOHN STOKES COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UEP=[YR=2017] N12 W20 PTO=[YR=2017] N8 W12 S8 E12\$ USP=[YR=2017] W12 S12 E12 N12\$ S12 E20\$ W32 S26 FGR=[YR=1993] S22 E20 N22 W20\$ E27 FOP=[YR=1993] E7 N2W5 D2 L2 \$ U2 R2 E5 S2 E12 N26\$.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2023 MLU