

KENNEDY ASHLIE/ROWLAND JASON
96051 HICKORY PLACE
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0091-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units Occupancy1. 1. 100
0 100
00 NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4013.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7081001,708198,581

FGR4805526430,694

FOP6030182,092

FSP240409611,161

PTO2525131,511

TOTALS2,7402,099244,041

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0100403120.00SF6.506.5010019981998377601

20811CONCRETE B0100001,928.00SF5.205.20100199819983777,720

31241WD DECK G010000432.00UT11.5011.50100199819983271,341

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-10.000.001.00LT1.001.001.0075,000.0075,000.0075,000REVIEW DATE 04/04/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

0900012,099108.1822128.47269,65919982003009.5090.50

1 SNGL FAM - 100% - 2020 Heated Area: 1708 HX Base Yr 2020

PTO 1998

FSP 1998

BAS 1998

FOP 1998

FGR 1998

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/22/2023 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE244,041

TOTAL MARKET OB/XF VALUE9,662

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE328,703

SOH/AGL Deduction100,052

ASSESSED VALUE228,651

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE178,651

TOTAL JUST VALUE328,703

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE286,342

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2323/038712/06/2019WDQI02254,000

GRANTOR:MATTHEW 25 INVESTMENT

GRANTEE:KENNEDY ASHLIE & JA

2296/19458/01/2019CTUI18185,000

GRANTOR:CLERK OF COURT

GRANTEE:MATTHEW 25 INVSTM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 PT0=[YR=1998] N4 W38 S14 E10 N10 E28 \$
FSP=[YR=1998] W28 S10 E18 N4 E10 N6 \$ S6 W10 S4 W28 S14 W2 S6
E2 S14 E12 N4 E8 FOP=[YR=1998] S4 E12 N4 W3 N2 W6 S2 W3 \$ E3
N2 E6 S2 E9 FGR=[YR=1998] S8 E20 N24 W20 S16 \$ N16 E20 N24 \$.