

LOT 41
IN OR 2216/920
FLORENCE POINT PB 4/109 & 110

MARTIN RICHARD & ARLEEN L/E/
1322 HICKORY NUT COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1,428	161,606
FGR	675	55	371	41,986
UOP	384	20	77	8,714

TOTALS	2,487	1,876	212,306
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	43	16	688.00	SF	5.20	
2	0811	CONCRETE B	0 100	25	3	75.00	SF	5.20	
3	0861	POOL GUNIT	0 100	36	16	576.00	SF	85.00	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
5	1242	WD DECK A	0 100	14	10	168.00	SF	10.00	
6	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 01/31/2024 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,876	110.5440	138.18	259,226	1985	1985	0	0	0 18.10	81.90	
1 SNGL FAM - 100% - 2018 Heated Area: 1428 HX Base Yr 2018												

1322 HICKORY NUT CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	43	16	688.00	SF	5.20	5.20	100	1985	1985	3	47	1,681	
2	0811	CONCRETE B	0 100	25	3	75.00	SF	5.20	5.20	100	1985	1985	3	47	183	
3	0861	POOL GUNIT	0 100	36	16	576.00	SF	85.00	85.00	100	1985	1985	3	20	9,792	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
5	1242	WD DECK A	0 100	14	10	168.00	SF	10.00	10.00	100	1985	1985	3	20	336	
6	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	

TOTAL OB/XF										14,886						
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				212,306	
TOTAL MARKET OB/XF VALUE				14,886	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				577,192	
SOH/AGL Deduction				311,997	
ASSESSED VALUE				265,195	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				215,195	
TOTAL JUST VALUE				577,192	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				517,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2216/0920	8/02/2018	LE U	I	I	11	100	
GRANTOR: MARTIN RICHARD & ARLE							
GRANTEE: MARTIN RICHARD & AR							
2146/0355	8/30/2017	WD Q	I	I	02	305,000	
GRANTOR: HOLCOMB FRANKLIN D JR							
GRANTEE: MARTIN RICHARD & AR							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=1993] W9 UOP=[YR=1993] N8 W48 BAS=[YR=1993] N3 W16 S38 E26 N2 E22 N25 W32 N8\$ S8 E48\$ W16 S27 E25 N27\$.									

Common: 350,000 PRINTED 08/06/2024 BY SYS