

LOT 43
IN OR 1884/1826
FLORENCE POINT PB 4/109 & 110

MCCULLOUGH THOMAS & CATHERINE J
1325 HICKORY NUT CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	1,753	100	1,753	227,350
FEP	264	80	211	27,365
FGR	552	55	304	39,426
FOP	15	30	4	519
STP	9	10	1	130
STP	15	10	2	259

TOTALS 2,608 2,275 295,049

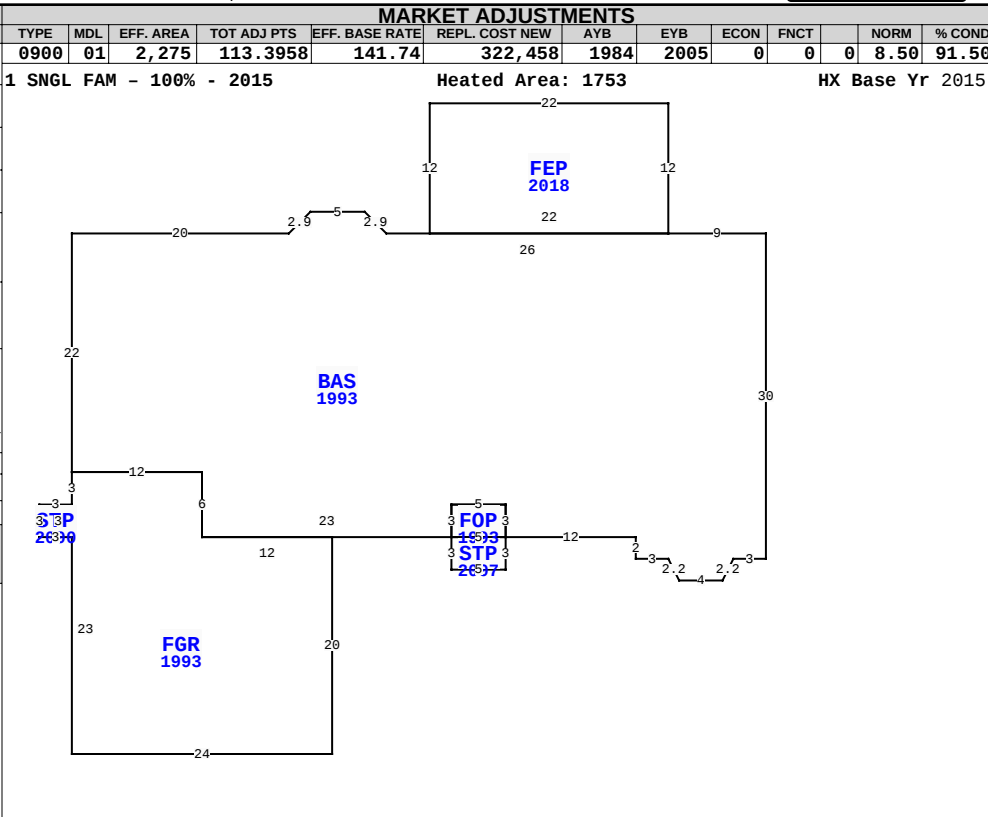
EXTRA FEATURES

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	0855	CONC PAVER	0 100	0	0	1,136.00	SF	7.00	7.00	100	2018	2018	3	97	7,713	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
3	0855	CONC PAVER	0 100	0	0	642.00	SF	7.00	7.00	100	2018	2018	3	97	4,359	
4	1134	LANDSCP BL	0 100	0	0	120.00	SF	3.00	3.00	100	2018	2018	3	99	356	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	350,000							

REVIEW DATE 01/31/2024 BY KBA



1325 HICKORY NUT CT, FERNANDINA BEACH

TOTAL OB/XF			14,388													
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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	350,000							

Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		295,049
TOTAL MARKET OB/XF VALUE		14,388
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		659,437
SOH/AGL Deduction		352,223
ASSESSED VALUE		307,214
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,214
TOTAL JUST VALUE		659,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618487	REPAIR/RRF	22,000	10/31/2006
B0618488	DEMOLITION	24,000	10/31/2006
B0007748	ADDITION	4,500	11/01/2000
B007185	REPAIR/RRF	100,000	06/01/2000
B9906567	ADDITION	5,382	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1884/1826	10/15/2013	WD	Q	I	02	340,000

GRANTOR:VEITCH PAMELA J TRUST

GRANTEE:MCCULLOUGH THOMAS P

1868/1853 7/22/2013 WD U I 30 100

GRANTOR:VEITCH PAMELA J TRUST

GRANTEE:VEITCH PAMELA J TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FEP=[YR=2018] N12 W22 S12 E22\$ W26 U2 L2 W5 L2 D2 W20 S22 FGR=[YR=1993] S3 STP=[YR=2000] W3 S3 E3 N3 \$ S23 E24 N20 W12 N6 W12 \$ E12 S6 E23 STP=[YR=2007] S3 E5 N3 W5\$ FOP=[YR=1993] E5 N3 W5 S3\$ N3 E5 S3 E12 S2 E3 R1 D2 E4 U2 R1 E3 N30\$.

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