



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	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
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

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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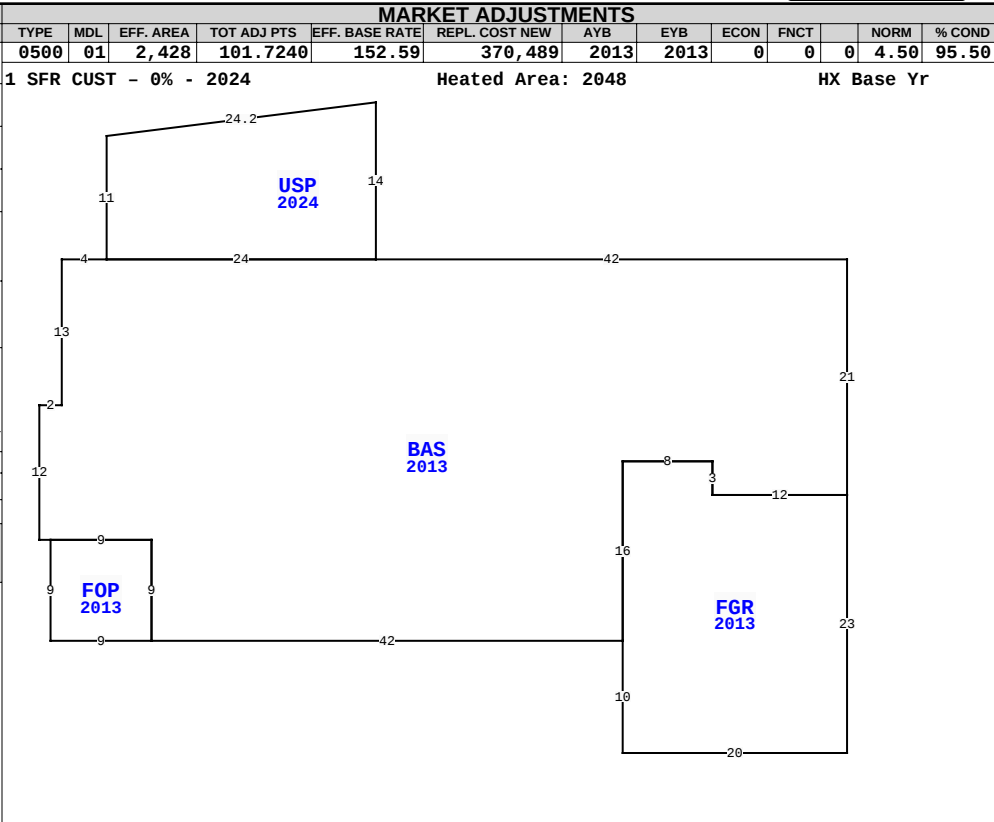
NEIGHBORHOOD/LOC	3035.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2,048	298,441
FGR	484	55	266	38,762
FOP	81	30	24	3,497
USP	300	30	90	13,115

TOTALS	2,913		2,428	353,817
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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	0812	CONCRETE C	0	0	0	0	968.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	0476	VF 6 SBPL	0	0	0	0	42.00	LF	32.00	32.00	
4	0825	BRICK	0	0	0	0	120.00	SF	12.50	12.50	
5	0861	POOL GUNIT	0	0	0	0	261.00	SF	85.00	85.00	
7	0845	KOOL DECK	0	0	0	0	327.00	SF	7.25	7.25	
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	
10	0911	SCRN RM A	0	0	0	0	462.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	



1321 HICKORY NUT CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
36,448											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		353,817	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		350,000	
SOH/AGL Deduction		ASSESSED VALUE		740,265	
TOTAL EXEMPTION VALUE		BASE TAXABLE VALUE		740,265	
TOTAL JUST VALUE		NCON VALUE		21,201	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		661,755	

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008676		8,908	07/07/2023
B230008623	911-832 W/FOP	20,000	07/06/2023
B1428329	SCRN ENC	14,910	02/01/2014
B1428161	SWIM POOL	25,000	01/01/2014
B1326957	CO ISSUED	0	09/30/2013
M1318184	H/AC	64	04/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1623	1/24/2023	WD	Q	I	01	868,000
GRANTOR: JAQUITH KRISTINE M &						
GRANTEE: 1321 HICKORY NUT LL						
2184/1553	3/20/2018	WD	Q	I	01	460,000
GRANTOR: MIKLAS ERIC & STACY						
GRANTEE: JAQUITH KRISTINE M						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2013;ORIG=0,0] W42 W24 W4 S13 W2 S12 E1 E9 S9 E42 N16 E8 S3 E12 N21 \$						
FGR=[YR=2013;ORIG=-20,34] S10 E20 N23 W12 N3 W8 S16 \$						
FOP=[YR=2013;ORIG=-71,25] S9 E9 N9 W9 \$						
USP=[YR=2024;ORIG=-66,0] E24 N14 D3L24 S11 \$						