BLOCK 3 LOT 1
IN OR 1421/627
GROVE PARK SUB PB 4/52 & 53

HICKEY RONALD E
686 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0003-0010

BUILDING CHARACTERISTICS

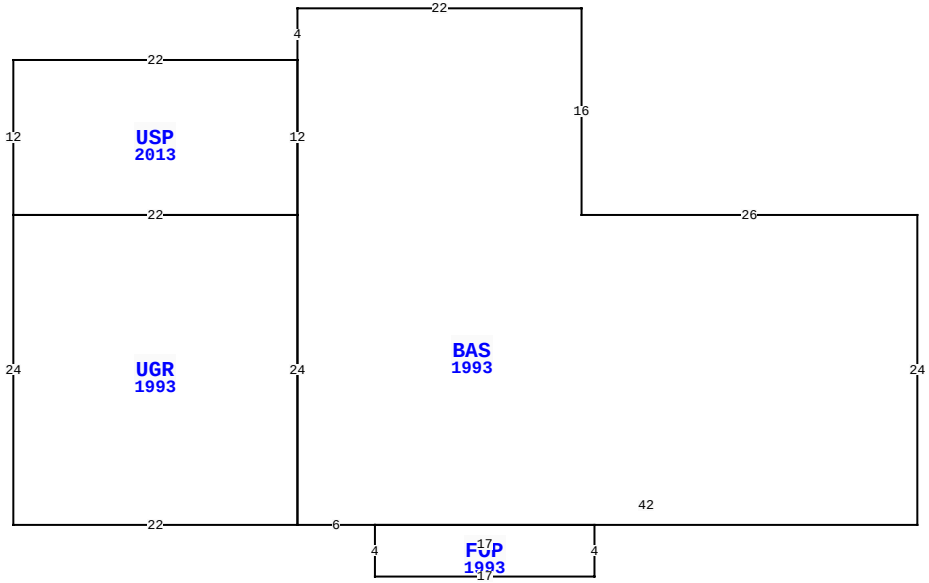
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	219,922
FOP	68	30	20	2,924
UGR	528	45	238	34,802
USP	264	30	79	11,551
TOTALS	2,364		1,841	269,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,841	140.0970	175.12	322,396	1975	1985	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1995 Heated Area: 1504 HX Base Yr 1995



686 GROVE PARK CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		269,201
TOTAL MARKET OB/XF VALUE		7,674
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		396,875
SOH/AGL Deduction		281,121
ASSESSED VALUE		115,754
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,754
TOTAL JUST VALUE		396,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428260	EXTDRIVE	2,500	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0627	6/19/2006	WD	U	I	01	100
GRANTOR: HICKEY DESTINY L						
GRANTEE: HICKEY RONALD E						
0711/1407	8/18/1994	WD	Q	I		70,000
GRANTOR: MASHBURN LANE F & SAB						
GRANTEE: HICKEY RONALD E & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N16 W22 S4 USP=[YR=2013] W22 S12 E22 N12$ S12 UGR=[YR=1993] W22 S24 E22N24$ S24 E6 FOP=[YR=1993] S4 E17 N4W17$ E42 N24$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	147.00	SF	6.50	6.50	100	1980	1980	3	32.5	311	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0811	CONCRETE B	0	100	0	0	587.00	SF	5.20	5.20	100	1983	1983	3	41	1,251	
4	0858	SCULP CONC	0	100	22	3	66.00	SF	13.00	13.00	100	1993	1993	3	89	764	
5	0811	CONCRETE B	0	100	0	0	761.00	SF	5.20	5.20	100	2013	2013	3	94	3,720	

LAND DESCRIPTION

TOTAL OB/XF 7,674

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS