

LOT 7
IN OR 1829/422
RESERVE AT OLD BLUFF PB 7/34

HILLIKER MICHAEL J & SAMANTHA L
95046 RESERVE CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-054B-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

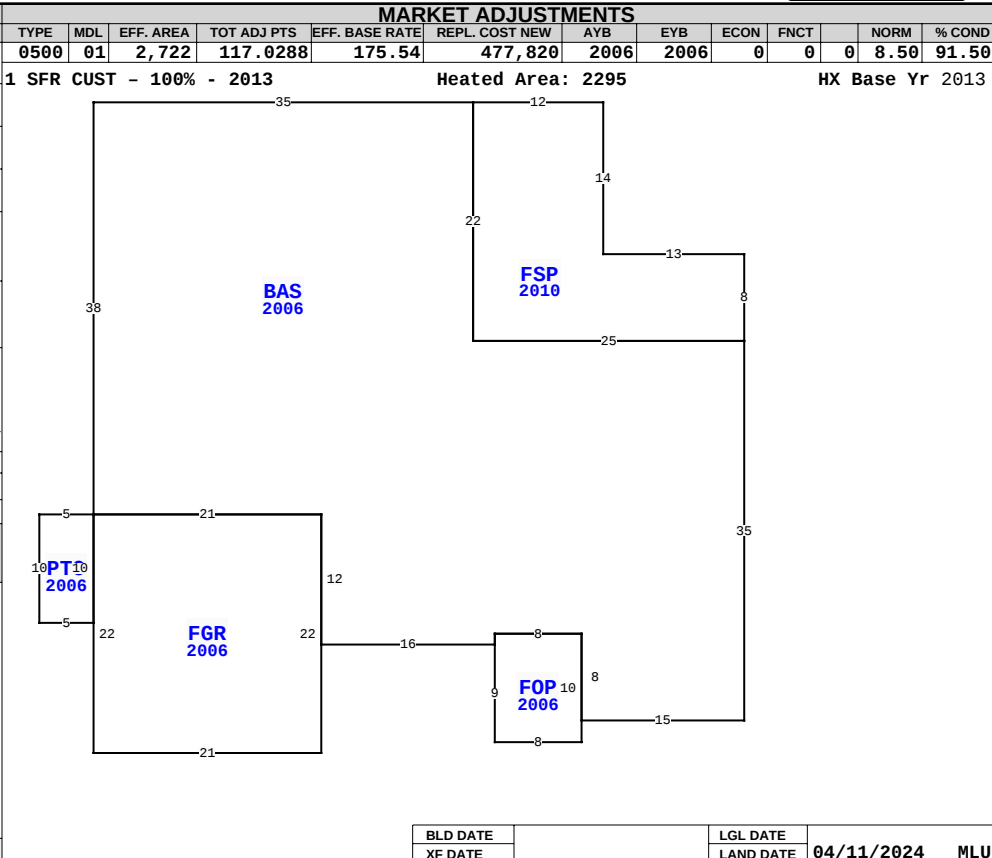
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2,295	368,621
FGR	462	55	254	40,797
FOP	80	30	24	3,855
FSP	368	40	147	23,611
PTO	50	5	2	321
TOTALS	3,255		2,722	437,205

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	121.00	SF	6.50
4	1126	CB/STC 8"	0	100	0	0	36.00	SF	8.00
5	0855	CONC PAVER	0	100	0	0	476.00	SF	7.00

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-2	0.00	0.00	1.00



95046 RESERVE CT, FERNANDINA BEACH									
TOTAL OB/XF 11,070									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
437,205									
TOTAL MARKET OB/XF VALUE									
11,070									
TOTAL LAND VALUE - MARKET									
325,000									
TOTAL MARKET VALUE									
773,275									
SOH/AGL Deduction									
468,501									
ASSESSED VALUE									
304,774									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
254,774									
TOTAL JUST VALUE									
773,275									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
728,825									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10948	MECH OTHER	0	01/01/2006
E16614	ELEC OTHER	2,000	01/01/2006
P10297	OTHER	0	11/01/2005
C16184	CO ISSUED	169,430	09/01/2005
B16184	NEW CONSTR	169,430	09/01/2005
R08312	REPAIR/RRF	8,000	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1829/0422	11/28/2012	WD	Q	I	02	320,000	
GRANTOR: KERCE RUBY P							
GRANTEE: HILLIKER MICHAEL J							
1489/0609	4/02/2007	WD	Q	I		510,000	
GRANTOR: SUQUET LAURIE R							
GRANTEE: KERCE RUBY P & MILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2010] W13 N14 W12 BAS=[YR=2006] W35 S38									
PTO=[YR=2006] W5 S10 E5 N10\$ FGR=[YR=2006] S22 E21 N22 W21\$									
E21 S12 E16 FOP=[YR=2006] S9 E8 N10 W8 S1\$ N1 E8 S8 E15 N35									
W25 N22 \$ S22 E25 N8\$.									