LOT 1
HICKORY RIDGE PBK 2234/596

HARPER AMY TEMPLE & HAL
1330 FIR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1501-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

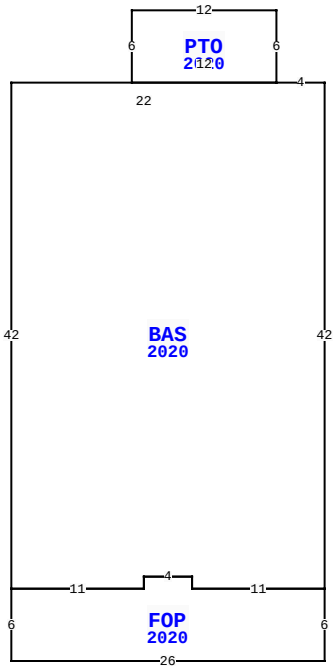
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	190,715
FOP	160	30	48	8,414
PTO	72	5	4	701
TOTALS	1,320		1,140	199,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,140	141.6478	177.06	201,848	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 2023 Heated Area: 1088 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/26/2024 MLU
AG DATE	

1330 FIR ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	199,830
TOTAL MARKET OB/XF VALUE	2,598
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	352,428
SOH/AGL Deduction	29,690
ASSESSED VALUE	322,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,738
TOTAL JUST VALUE	352,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2090714	NEW CONSTR	137,029	03/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1787	10/07/2022	WD	Q	I	01	400,000
GRANTOR: HILL JAMES E & LINDA						
GRANTEE: HARPER AMY TEMPLE &						
2390/0205	8/31/2020	WD	Q	I	01	269,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HILL JAMES E & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W4 PTO=[YR=2020] N6 W12 S6 E12 $ W22 S42
FOP=[YR=2020] S6 E26 N6 W11 N1 W4 S1 W11 $ E11 N1 E4 S1 E11 N42 $.

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	0855	CONC PAVER	0	0	0	0	200.00	SF	10.00	10.00	100	2020	2020	3	99	1,980	
2	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	100	2020	2020	3	99	618	

LAND DESCRIPTION

TOTAL OB/XF 2,598

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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 10/01/2020 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS