LOT 37
HICKORY RIDGE PBK 2234/596

CAMPBELL DAVID B
212 RED DOT RD
BAXLEY, GA 31513

2024

00-00-31-1501-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

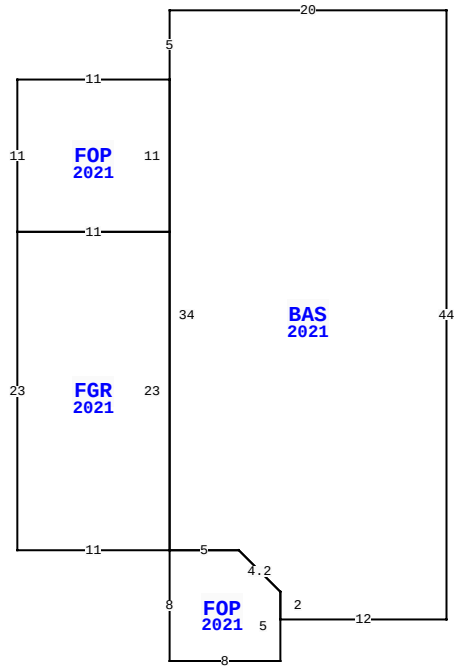
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	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	845	100	845	150,112
FGR	253	55	139	24,693
FOP	60	30	18	3,198
FOP	121	30	36	6,395
TOTALS	1,279		1,038	184,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,038	142.8300	178.54	185,325	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 845 HX Base Yr



1305 HICKORY ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	184,398
TOTAL MARKET OB/XF VALUE	1,987
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	336,385
SOH/AGL Deduction	59,784
ASSESSED VALUE	276,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,601
TOTAL JUST VALUE	336,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200489	NEW CONSTR	0	10/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0073	7/06/2021	WD	Q	I	01	270,000
GRANTOR: WEISS TIFFANY D						
GRANTEE: CAMPBELL DAVID B						
2435/1741	2/19/2021	WD	Q	I	01	205,200
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: WEISS TIFFANY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S5 FOP=[YR=2021] W11 S11 FGR=[YR=2021] S23 E11 N23 W11 $ E11 N11 $ S34 FOP=[YR=2021] S8 E8 N5 U3 L3 W5$E5 D3 R3 S2 E12 N44$.

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	0811	CONCRETE B	0	0	0	0	386.00	SF	5.20	5.20	100	2021	2021	3	99	1,987	

LAND DESCRIPTION

TOTAL OB/XF 1,987

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 07/29/2021 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS