LOT 38
HICKORY RIDGE PBK 2234/596

TURNER BETH A
1307 HICKORY ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1501-0038-0000

BUILDING CHARACTERISTICS

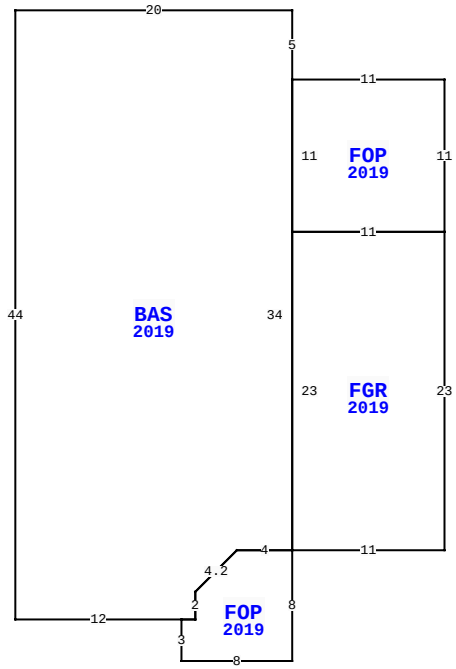
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	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	850	100	850	149,483
FGR	253	55	139	24,445
FOP	55	30	16	2,814
FOP	121	30	36	6,331
TOTALS	1,279		1,041	183,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,041	142.8300	178.54	185,860	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 850 HX Base Yr



1307 HICKORY ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	183,072
TOTAL MARKET OB/XF VALUE	2,548
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	335,620
SOH/AGL Deduction	92,917
ASSESSED VALUE	242,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,703
TOTAL JUST VALUE	335,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190297	TWNHOME	0	06/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2396/0863	9/29/2020	WD	Q	I	01	215,000

GRANTOR: SIMMONS 9 LLC

GRANTEE: TURNER BETH A

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W11 BAS=[YR=2019] N5 W20 S44 E12 FOP=[YR=2019] S3 E8 N8 FGR=[YR=2019] E11 N23 W11 S23$ W4 D3 L3 S2 W1$ E1N2 U3 R3 E4 N34$ S11 E11 N11$.

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	0	0	0	376.00	SF	6.50	6.50	100	2019	2019	3	98	2,395	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	98	153	

LAND DESCRIPTION

TOTAL OB/XF 2,548

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 01/24/2020 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS