

BLK 233 ELY 100 FT OF N1/2 OF
LOT 10 IN OR 1008/110
CITY OF FDNA BEACH

MACK MARIONETTE V
1232 HICKORY ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0233-0101



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	08	SHT VINYL 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	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1,438	131,166
FOP	18	30	5	456

TOTALS	1,456		1,443	131,622
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	56	4	224.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	0	0	550.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	200.00	SF	6.50	6.50

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		R-2	86.00	100.00	86.00

REVIEW DATE 05/30/2019 BY DJA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,443	111.0000	105.45	152,164	1986	1995	0	0
1 SINGLE FAM - 100% - 1979									
Heated Area: 1438									
HX Base Yr 1979									
26 56 26 16 34 6 3 FOP 1993 3									
BAS 1993									
1232 HICKORY ST, FERNANDINA BEACH									

1232 HICKORY ST, FERNANDINA BEACH					BLD DATE					LGL DATE	04/12/2024	MLU
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
224.00	SF	6.50	6.50	100	1990	1990	3	59.5	866			
550.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,948			
200.00	SF	6.50	6.50	100	2008	2008	3	89	1,157			

TOTAL OB/XF									
3,971									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200		

Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		131,622	
TOTAL MARKET OB/XF VALUE		3,971	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		324,793	
SOH/AGL Deduction		255,288	
ASSESSED VALUE		69,505	
TOTAL EXEMPTION VALUE		44,505	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		324,793	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080409	REPAIR/RRF	1,500	03/18/2008
20051588	REPAIR/RRF	4,000	04/15/2005
5333	XFOB	500	04/28/1989
4864	XFOB	100	05/27/1988
3694	NEW CONSTR	50,510	05/01/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1008/0110	9/18/2001	QC	U	I	06	100	
GRANTOR: MACK EUGENE JR							
GRANTEE: MACK MARIONETTE V							
0231/0070	11/01/1976	CT	U	I		17,280	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W56 S26 E16 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E34 N26\$.									