

BLOCK 240 W50 FT OF E200 FT OF
LOT 6
CITY OF FDNA BEACH

SATTERLY-VASQUEZ VANESSA
1319 HICKORY STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0240-0064



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	864	100	864	93,289
FOP	192	30	58	6,262
TOTALS	1,056		922	99,552

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	10	10		6.50	6.50	100	1975	1975	3
2	1242	WD DECK A	0	0	24	4		10.00	10.00	100	2020	2020	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	0	0006	R-2	50.00	172.00	50.00	FF		1.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	922	128.0664	121.66	112,171	1975	2000	0	0	0	11.25	88.75	
1 SINGLE FAM - 0% - 2023													
Heated Area: 864													
HX Base Yr													
1319 HICKORY ST, FERNANDINA BEACH													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
03/18/2024 MLU													

TOTAL OB/XF													
1,033													

TOTAL OB/XF													
1,033													

Total Acres: 0.00 Total Land Value: 130,900 Market: 0 Agricultural: 0 Common: 130,900

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		99,552	
TOTAL MARKET OB/XF VALUE		1,033	
TOTAL LAND VALUE - MARKET		130,900	
TOTAL MARKET VALUE		231,485	
SOH/AGL Deduction		0	
ASSESSED VALUE		231,485	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		231,485	
TOTAL JUST VALUE		231,485	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		215,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122549	REROOF W/30YR SHN	6,200	12/20/2012
20021436	REPAIR SIDING/STE	0	08/21/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2607/1245	12/09/2022	WD	Q	I	01	315,000	
GRANTOR: MATTHEW 25 INVESTMENT							
GRANTEE: SATTERLY-VASQUEZ VA							
2591/0799	9/16/2022	WD	Q	I	01	250,000	
GRANTOR: DUPONT JACQUELINE LIV							
GRANTEE: MATTHEW 25 IVESTMEN							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W24 S36 FOP=[YR=1993] S8 E24 N8W24\$ E24 N36\$.													