LOT 19
IN OR 2130/113
SEA MARSH VILLAGE #2 PBK 4/16

OLSON GARY L & KAREN L
14 HICKORY LN
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0019-0000

BUILDING CHARACTERISTICS

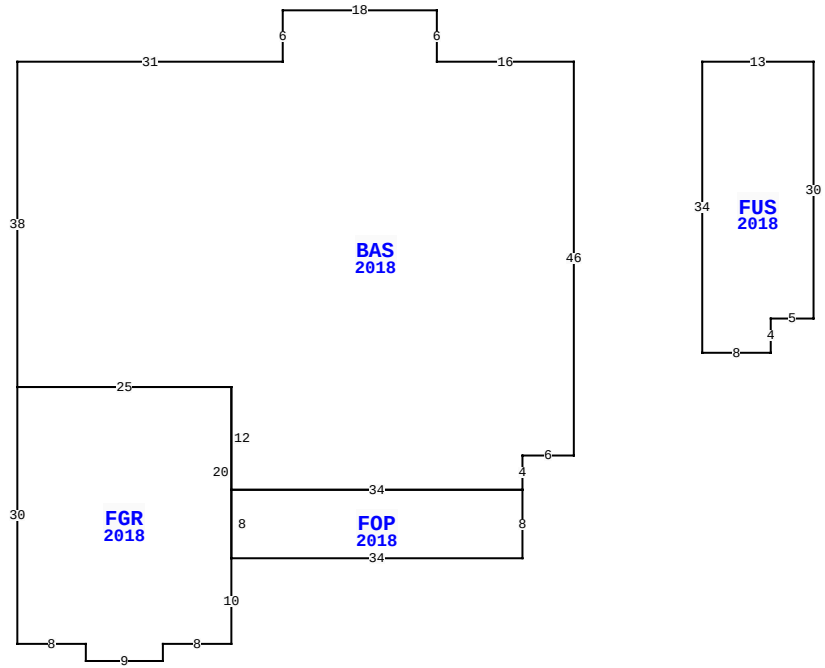
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,034	100	3,034	598,738
FGR	768	55	422	83,278
FOP	272	30	82	16,182
FUS	422	100	422	83,278
TOTALS	4,496		3,960	781,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,960	134.2440	201.37	797,425	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 3456 HX Base Yr 2019



14 HICKORY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		781,476
TOTAL MARKET OB/XF VALUE		18,007
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,299,483
SOH/AGL Deduction		597,102
ASSESSED VALUE		702,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		652,381
TOTAL JUST VALUE		1,299,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,214,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802358	CO ISSUED	0	03/07/2018
B1706224	NEW CONSTR	433,814	07/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2130/0113	6/28/2017	WD	Q	V	01	215,000
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: OLSON GARY L & KARE						
2076/1128	10/11/2016	WD	Q	V	01	202,500
GRANTOR: PRICE RONALD F & DEBO						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 N6 W18 S6 W31 S38 FGR=[YR=2018] S30 E8 S2 E9 N2 E8 N10 FOP=[YR=2018] E34 N8 W34 S8$ N20 W25 $ E25 S12 E34 N4 E6 N46$ PTR= E15 FUS=[YR=2018] E13 S30 W5 S4 W8 N34$ W15$.

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	100	0	0	1,960.00	SF	7.00	7.00	100	2018	2018	3	97	13,308	
2	0855	CONC PAVER	0	100	0	0	214.00	SF	7.00	7.00	100	2018	2018	3	97	1,453	
3	0855	CONC PAVER	0	100	0	0	478.00	SF	7.00	7.00	100	2018	2018	3	97	3,246	

LAND DESCRIPTION

TOTAL OB/XF 18,007

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS