

TRACT 26
IN OR 2097/1101
CEDAR POINT

ENGELS FREDERICK L III & LISA MITCHELL
3 HICKORY LANE
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.6 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

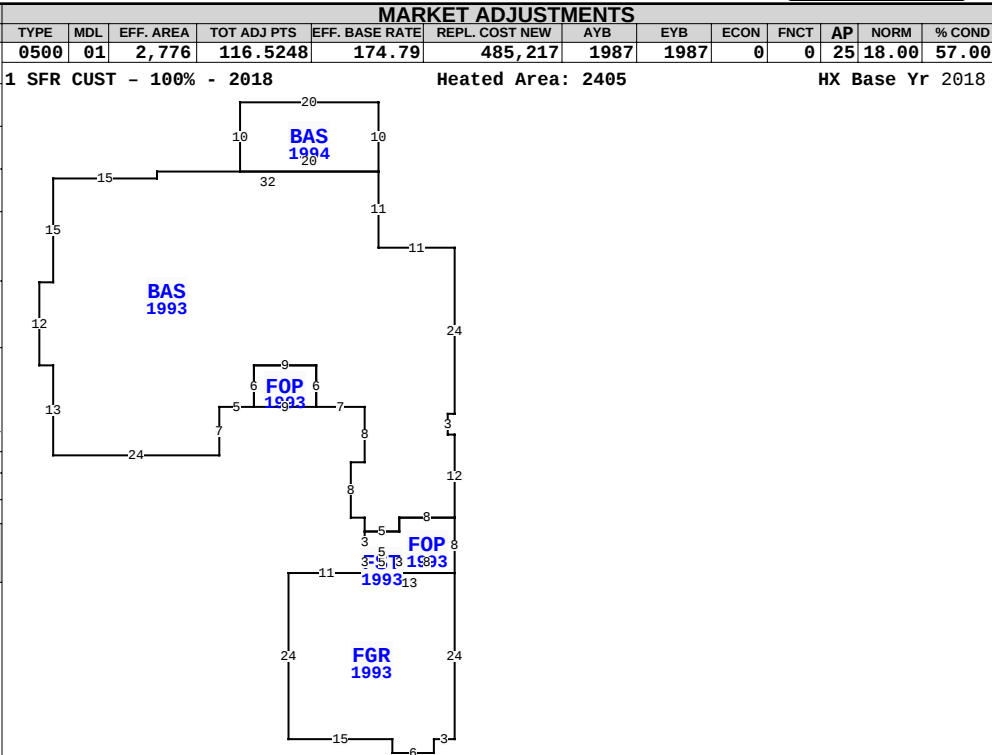
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2,205	219,685
BAS	200	100	200	19,926
FGR	588	55	323	32,180
FOP	54	30	16	1,594
FOP	79	30	24	2,391
FST	15	55	8	797

TOTALS	3,141		2,776	276,574
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES
1	0504	FP-ELECTRI	0 100	
2	0812	CONCRETE C	0 100	
3	0850	PEBBLE WLK	0 100	
4	1126	CB/STC 8"	0 100	
5	0446	BOX FNC 6'	0 100	
6	1242	WD DECK A	0 100	

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	NOTES
1	000100	C	SFR	



3 HICKORY LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

3 HICKORY LN, FERNANDINA BEACH				BLD DATE					LGL DATE	03/14/2024 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	
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240		
1,884.00	SF	4.00	4.00	100	1987	1987	3	52	3,919		
624.00	SF	3.50	3.50	100	1987	1987	3	52	1,136		
252.00	SF	8.00	8.00	100	1987	1987	3	52	1,048		
20.00	LF	20.00	20.00	100	1987	1987	3	20	80		
16.00	SF	10.00	10.00	100	1994	1994	3	20	32		

TOTAL OB/XF											7,455	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	5	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		276,574	
TOTAL MARKET OB/XF VALUE		7,455	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		784,029	
SOH/AGL Deduction		394,174	
ASSESSED VALUE		389,855	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		339,855	
TOTAL JUST VALUE		784,029	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		722,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401179	ADDITION	19,450	07/01/1994
6864	REMODEL	3,000	11/28/1990
BP 3707	N/A	122,283	11/17/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/1101	1/26/2017	WD	Q	I	02	410,000
GRANTOR: EVANS ROBERT WAYNE GO						
GRANTEE: ENGELS FREDERICK L						
1085/1023	10/07/2002	WD	Q	I		430,000
GRANTOR: KLOSTERMAN ALBERT L &						
GRANTEE: EVANS ROBERT G & RO						

BUILDING NOTES				
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BUILDING DIMENSIONS				
BAS=[YR=1993] W11 N11 BAS=[YR=1994] N10 W20 S10 E20 \$ W32 S1 W15 S15 W2 S12 E2 S13 E24 N7 E5 FOP=[YR=1993] E9 N6 W9 S6 \$ N6 E9 S6 E7 S8 W2 S8 E2 S2 FOP=[YR=1993] S3 FST=[YR=1993] S3 FGR=[YR=1993] W11 S24 E15 S2 E6 N2 E3 N24 W13 \$ E5 N3 W5 \$ E5 S3 E8 N8 W8 S2 W5 \$ E5 N2 E8 N12 W1 N3 E1 N24 \$.				