

VENDITTI PAUL A &/GERARDI PRISCILA
96024 HICKORY PLACE
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0084-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 80

Exterior Wall16WD FR STUC 20

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4013.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,3691001,369183,461

FGR4625525434,038

FOP6830202,680

PTO12056804

TOTALS2,0191,649220,983

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,649117.3000146.62241,77620002005008.6091.40

1 SNGL FAM - 0% - 2023Heated Area: 1369HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/22/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

220,9836,94175,000302,9240302,9240302,924302,924302,92400282,563

PERMIT NUMDESCRIPTIONAMTISSUED

R2009844REPAIR/RRF9,60011/01/2020

996393NEW CONSTR68,35908/01/1999

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2591/07849/16/2022WDQI01380,000

GRANTOR: HOOPER SCOTT JR & JEA

GRANTEE: VENDITTI PAUL A & P

2504/055310/12/2021WDQI01310,000

GRANTOR: MCDOWELL DONALD & LYN

GRANTEE: HOOPER SCOTT JR & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 PTO=[YR=2000] N10 W12 S10 E12 \$ W30 S32 E11 N1 FOP=[YR=2000] E14 FGR=[YR=2000] S22 E21 N22 W21 \$ N4 W10 N3 W4 S7 \$ N7 E4 S3 E10 S4 E21 N31 \$.

LAND DESCRIPTIONTOTAL OB/XF6,941

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0RSF-10.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS