



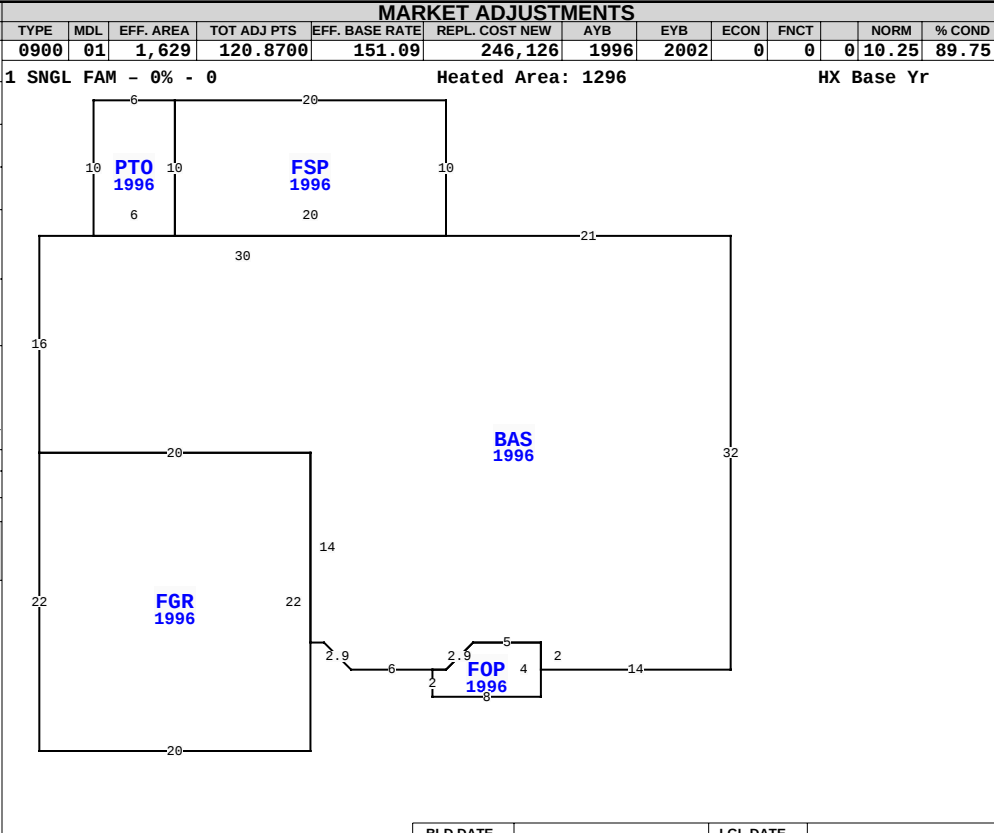
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	175,742
FGR	440	55	242	32,816
FOP	28	30	8	1,085
FSP	200	40	80	10,848
PTO	60	5	3	407
TOTALS	2,024		1,629	220,898

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	872.00	SF	5.20	5.20	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	1.00



96010 HICKORY PL, FERNANDINA BEACH											
BLD DATE LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											
05/22/2023 MLU											

TOTAL OB/XF											
3,265											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 220,898											
TOTAL MARKET OB/XF VALUE 3,265											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 299,163											
SOH/AGL Deduction 42,218											
ASSESSED VALUE 256,945											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 256,945											
TOTAL JUST VALUE 299,163											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 278,782											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108549	ROOF	9,040	06/29/2021
95-02479	NEW CONSTR	54,075	02/05/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2710/1792	5/07/2024	WD	Q	I	01	350,000	
GRANTOR: BROWN CHRISTOPHER H							
GRANTEE: STONE ANITA B							
2050/0078	6/01/2016	WD	Q	I	01	175,000	
GRANTOR: HOMES HQ LLC							
GRANTEE: BROWN CHRISTOPHER H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W21 FSP=[YR=1996] N10 W20 PTO=[YR=1996] W6 S10 E6 N10\$ S10 E20 \$ W30 S16 FGR=[YR=1996] S22 E20 N22 W20\$ E20 S14 E1 D2 R2 E6 FOP=[YR=1996] S2 E8 N4 W5 L2 D2 W1 \$ E1 U2 R2 E5 S2 E14 N32\$.											