LOT 87
OTTER RUN PB 5/156

SPEDALIERE CARMINE A/MCDUFFIE RENTALS LLC
96003 HICKORY PL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0087-0000

BUILDING CHARACTERISTICS

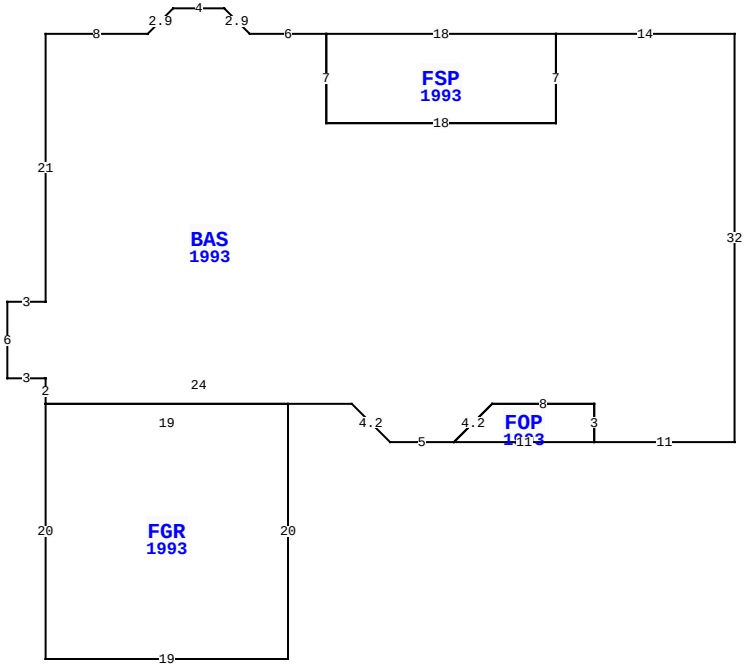
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,527	100	1,527	181,134
FGR	380	55	209	24,791
FOP	29	30	9	1,067
FSP	126	40	50	5,931
TOTALS	2,062		1,795	212,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,795	112.3000	140.38	251,982	1990	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2003 Heated Area: 1527 HX Base Yr 2003



96003 HICKORY PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,925
TOTAL MARKET OB/XF VALUE		5,780
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		301,205
SOH/AGL Deduction		168,193
ASSESSED VALUE		133,012
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		78,012
TOTAL JUST VALUE		301,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25069	REMODEL	1,000	08/01/2011
6602	NEW CONSTR	60,952	07/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1870	6/19/2024	WD	U	I	16	200,000
GRANTOR: SPEDALIERE MISTY D &						
GRANTEE: SPEDALIERE CARMINE						
1047/0276	4/01/2002	WD	Q	I		132,100
GRANTOR: ALTER STEVEN A						
GRANTEE: SPEDALIERE CARMINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1993] W18 S7 E18 N7 $ S7 W18 N7 W6 U2 L2 W4 D2 L2 W8S21 W3 S6 E3 S2 FGR=[YR=1993] S20 E19 N20 W19 $ E24 D3 R3 E5 FOP=[YR=1993] E11 N3 W8 D3 L3 $ U3 R3 E8 S3 E11 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0810	CONCRETE A	0	100	0	0	879.00	SF	6.50	6.50	100	1990	1990	3	59.5	3,400	

LAND DESCRIPTION

TOTAL OB/XF 5,780

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	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/06/2024 BY SYS