

LOT 41
IN OR 2216/920
FLORENCE POINT PB 4/109 & 110

MARTIN RICHARD & ARLEEN L/E/
1322 HICKORY NUT COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1993	1,428	169,825
FGR	675	55	1993	371	44,121
UOP	384	20	1993	77	9,157

TOTALS	2,487			1,876	223,103
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	43	16	688.00	SF	5.20
2	0811	CONCRETE B	0	100	25	3	75.00	SF	5.20
3	0861	POOL GUNIT	0	100	36	16	576.00	SF	85.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	1242	WD DECK A	0	100	14	10	168.00	SF	10.00
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,876	110.5440	145.92	273,746	1985	1985	0	0	0	18.50	81.50
1 SNGL FAM - 100% - 2018 Heated Area: 1428 HX Base Yr 2018												

TOTAL OB/XF												
14,698												

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14,698												

REVIEW DATE	01/31/2024	BY	KBA
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Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		223,103	
TOTAL MARKET OB/XF VALUE		14,698	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		587,801	
SOH/AGL Deduction		314,915	
ASSESSED VALUE		272,886	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		222,164	
TOTAL JUST VALUE		587,801	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		577,192	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2216/0920	8/02/2018	LE U	I	I	11	100	
GRANTOR: MARTIN RICHARD & ARLE							
GRANTEE: MARTIN RICHARD & AR							
2146/0355	8/30/2017	WD Q	I	I	02	305,000	
GRANTOR: HOLCOMB FRANKLIN D JR							
GRANTEE: MARTIN RICHARD & AR							

BUILDING NOTES							

BUILDING DIMENSIONS							
FGR=[YR=1993] W9 UOP=[YR=1993] N8 W48 BAS=[YR=1993] N3 W16 S38 E26 N2 E22 N25 W32 N8\$ S8 E48\$ W16 S27 E25 N27\$.							

TOTAL OB/XF												
14,698												

REVIEW DATE	01/31/2024	BY	KBA
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Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0
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Common: 350,000	PRINTED 07/30/2025 BY SYS
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