LOT 42
IN OR 2080/1513
FLORENCE POINT PB 4/109 & 110

BRUBAKER LEIGH ANN
1328 HICKORY NUT COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

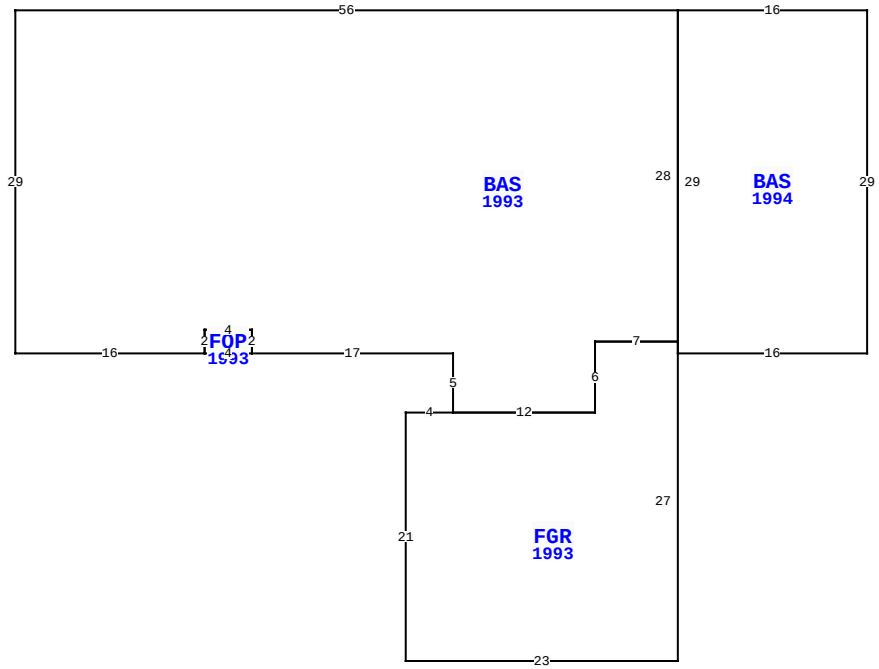
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,669	100	1993	1,669	195,634
BAS	464	100	1994	464	54,388
FGR	525	55	1993	289	33,875
FOP	8	30	1993	2	234
TOTALS	2,666			2,424	284,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,424	111.0000	146.52	355,164	1984	1984	0	0	0	20.00	80.00

1 SNGL FAM – 100% - 2018 Heated Area: 2133 HX Base Yr 2018



1328 HICKORY NUT CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		284,131
TOTAL MARKET OB/XF VALUE		10,790
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		644,921
SOH/AGL Deduction		322,107
ASSESSED VALUE		322,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,092
TOTAL JUST VALUE		644,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633561	REMODEL	0	12/13/2016
B940292	ADDITION	16,440	09/01/1994
0204	H/AC	2,100	08/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/1513	10/31/2016	WD	Q	I	01	350,000
GRANTOR: HOWORT PHILIP & ANGEL						
GRANTEE: BRUBAKER LEIGH ANN						
1496/0699	5/02/2007	WD	Q	I		335,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: HOWORT PHILIP & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 BAS=[YR=1993] W56 S29 E16 FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E17 S5 FGR=[YR=1993] W4 S21 E23 N27 W7 S6 W12 $ E12 N6 E7 N28 $ S29 E16 N29 $.

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	0812	CONCRETE C	0	100	0	0	1,046.00	SF	4.00	4.00	100	1984	1984	3	41	1,715	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
3	0812	CONCRETE C	0	100	0	0	153.00	SF	4.00	4.00	100	1984	1984	3	41	251	
4	0462	ST/AL FNC	0	100	0	0	690.00	SF	10.00	10.00	100	2016	2016	3	78	5,382	
5	0855	CONC PAVER	0	100	0	0	288.00	SF	7.00	7.00	100	2000	2000	3	77	1,552	

LAND DESCRIPTION

TOTAL OB/XF 10,790

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

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