LOT 43
IN OR 1884/1826
FLORENCE POINT PB 4/109 & 110

MCCULLOUGH THOMAS & CATHERINE J
1325 HICKORY NUT CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

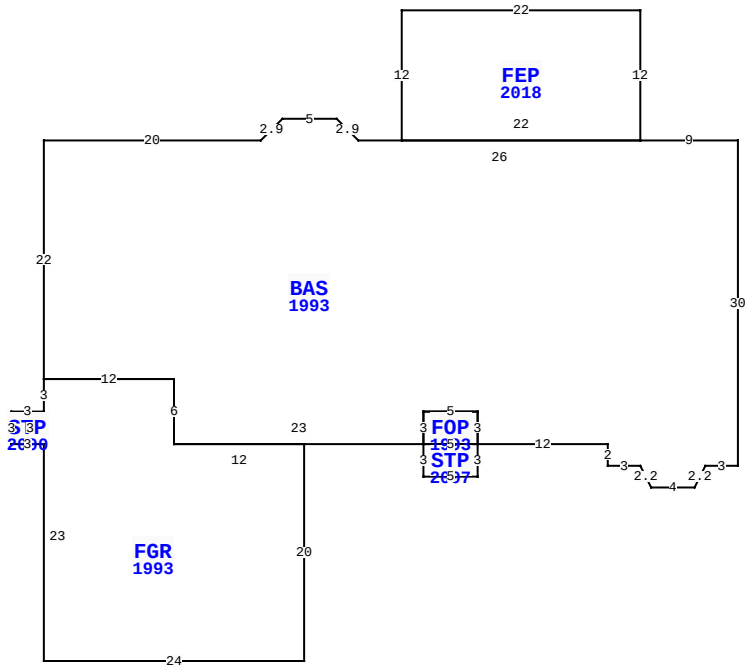
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,753	100	1993	1,753	217,783
FEP	264	80	2018	211	26,213
FGR	552	55	1993	304	37,767
FOP	15	30	1993	4	497
STP	9	10	2000	1	125
STP	15	10	2007	2	248
TOTALS	2,608			2,275	282,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,275	113.3958	149.68	340,522	1984	1984	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2015 Heated Area: 1753 HX Base Yr 2015



1325 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		282,633
TOTAL MARKET OB/XF VALUE		14,318
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		646,951
SOH/AGL Deduction		330,828
ASSESSED VALUE		316,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,401
TOTAL JUST VALUE		646,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		659,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618487	REPAIR/RRF	22,000	10/31/2006
B0618488	DEMOLITION	24,000	10/31/2006
B0007748	ADDITION	4,500	11/01/2000
B007185	REPAIR/RRF	100,000	06/01/2000
B9906567	ADDITION	5,382	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/1826	10/15/2013	WD	Q	I	02	340,000
GRANTOR: VEITCH PAMELA J TRUST						
GRANTEE: MCCULLOUGH THOMAS P						
1868/1853	7/22/2013	WD	U	I	30	100
GRANTOR: VEITCH PAMELA J TRUST						
GRANTEE: VEITCH PAMELA J TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FEP=[YR=2018] N12 W22 S12 E22$ W26 U2 L2 W5 L2 D2 W20 S22 FGR=[YR=1993] S3 STP=[YR=2000] W3 S3 E3 N3 $ S23 E24 N20 W12 N6 W12 $ E12 S6 E23 STP=[YR=2007] S3 E5 N3 W5$ FOP=[YR=1993] E5 N3 W5 S3$ N3 E5 S3 E12 S2 E3 R1 D2 E4 U2 R1 E3 N30$.

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	0855	CONC PAVER	0	100	0	0	1,136.00	SF	7.00	7.00	100	2018	2018	3	97	7,713	
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	0855	CONC PAVER	0	100	0	0	642.00	SF	7.00	7.00	100	2018	2018	3	97	4,359	
4	1134	LANDSCP BL	0	100	0	0	120.00	SF	3.00	3.00	100	2018	2018	3	99	356	

LAND DESCRIPTION

TOTAL OB/XF 14,318

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