LOT 44
FLORENCE POINT PB 4/109 & 110

1321 HICKORY NUT LLC
PO BOX 307
MOUNT JACKSON, VA 22842

2025

00-00-30-0250-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

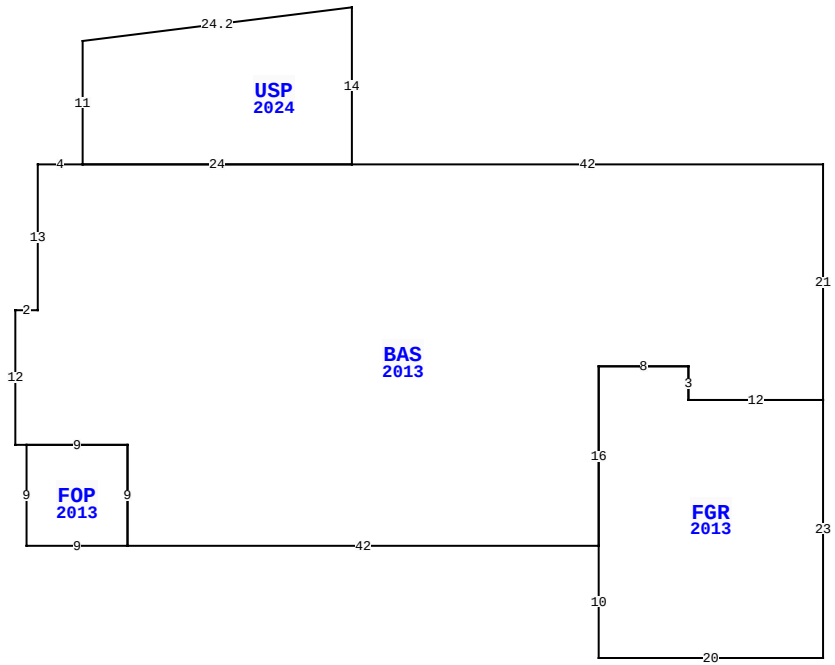
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 03
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2013	2,048	312,697
FGR	484	55	2013	266	40,614
FOP	81	30	2013	24	3,664
USP	300	30	2024	90	13,742
TOTALS	2,913			2,428	370,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,428	101.7240	160.72	390,228	2013	2013	0	0	0	5.00	95.00

1 SFR CUST – 0% - 2024 Heated Area: 2048 HX Base Yr



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

1321 HICKORY NUT CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	370,717
TOTAL MARKET OB/XF VALUE	35,109
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	755,826
SOH/AGL Deduction	0
ASSESSED VALUE	755,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	755,826
TOTAL JUST VALUE	755,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	740,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008676		8,908	07/07/2023
B230008623	911-832 W/FOP	20,000	07/06/2023
B1428329	SCRN ENC	14,910	02/01/2014
B1428161	SWIM POOL	25,000	01/01/2014
B1326957	CO ISSUED	0	09/30/2013
M1318184	H/AC	64	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1623	1/24/2023	WD	Q	I	01	868,000
GRANTOR: JAQUITH KRISTINE M &						
GRANTEE: 1321 HICKORY NUT LL						
2184/1553	3/20/2018	WD	Q	I	01	460,000
GRANTOR: MIKLAS ERIC & STACY						
GRANTEE: JAQUITH KRISTINE M						

BUILDING NOTES

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	0	0	0	968.00	SF	4.00	4.00	100	2013	2013	3	93	3,601	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	
3	0476	VF 6 SBPL	0	0	0	0	42.00	LF	32.00	32.00	100	2013	2013	3	83	1,116	
4	0825	BRICK	0	0	0	0	120.00	SF	12.50	12.50	100	2013	2013	3	98	1,470	
5	0861	POOL GUNIT	0	0	0	0	261.00	SF	85.00	85.00	100	2014	2014	3	71	15,751	
6	0845	KOOL DECK	0	0	0	0	327.00	SF	7.25	7.25	100	2014	2014	3	94	2,229	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	60	1,200	
8	0911	SCRN RM A	0	0	0	0	462.00	SF	17.50	17.50	100	2024	2023		97	7,842	

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W42 W24 W4 S13 W2 S12 E1 E9 S9 E42 N16 E8 S3 E12 N21 $
FGR=[YR=2013;ORIG=-20,34] S10 E20 N23 W12 N3 W8 S16 $
FOP=[YR=2013;ORIG=-71,25] S9 E9 N9 W9 $
USP=[YR=2024;ORIG=-66,0] E24 N14 D3L24 S11 $
.

LAND DESCRIPTION

TOTAL OB/XF 35,109

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	0		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 03/01/2024 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS