

WICKSTROM CHRISTIAN L/WICKSTROM BILLIE
410 S 8TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1025-0006-0000

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

2 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories Units

0

0 100
0 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

406

100

2022

406

85,642

FGR

330

55

2022

182

38,391

FOP

108

30

2022

32

6,750

FOP

108

30

2022

32

6,750

FOP

128

30

2022

38

8,016

FUS

824

100

2022

824

173,815

STP

9

10

2022

1

211

STR

40

10

2022

4

844

TOTALS

1,953

1,519

320,418

EXTRA FEATURES

L N

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

307.00

SF

10.00

10.00

100

2022

2022

3

99

3,039

2

0462

ST/AL FNC

0 100

19

4

76.00

SF

10.00

10.00

100

2024

2023

98

745

3

0463

FENCE GATE

0 100

0

0

1.00

UT

300.00

300.00

100

2024

2023

99

297

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LAND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000310

C

TOWNHOUSE

100

MU-8

0.00

0.00

1.00

LT

1.00

1.00

1.00

65,000.00

65,000.00

65,000

REVIEW DATE

05/01/2025

BY

KB

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0320

12

1,519

212.0009

212.00

322,028

2022

2022

0

0

0

0.50

99.50

1 TOWNHOUSE - 100% - 2025

Heated Area: 1230

HX Base Yr 2025

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

320,418

TOTAL MARKET OB/XF VALUE

4,081

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

389,499

SOH/AGL Deduction

0

ASSESSED VALUE

389,499

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

338,777

TOTAL JUST VALUE

389,499

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

354,884

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2730/63

7/29/2024

SW

Q

I

01

460,000

GRANTOR:KMB ROCKY HILL LLC

GRANTEE:WICKSTROM CHRISTIAN

2614/1183

1/19/2023

WD

Q

I

01

399,900

GRANTOR:NEW ATLANTIC BUILDERS

GRANTEE:KMB ROCKY HILL LLC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2022;ORIG=15,0] E18 S21 W4 S10 E4 S17 W18 N48 \$

BAS=[YR=2022;ORIG=-18,27] S21 E13 N4 E5 N23 W4 S3 W8 S3 W6 \$

FGR=[YR=2022;ORIG=-18,6] S21 E6 N3 E8 N3 E4 N15 W18 \$

FOP=[YR=2022;ORIG=-18,48] S6 E14 E4 N10 W5 S4 W13 \$

FOP=[YR=2022;ORIG=0,0] W18 S6 E18 N6 \$

FOP=[YR=2022;ORIG=33,48] S6 W18 N6 E18 \$

STR=[YR=2022;ORIG=33,21] S10 W4 N10 E4 \$

STP=[YR=2022;ORIG=-4,54] S3 E3 N3 W3 \$

PTR=[ORIG=0,0] E15 W15 \$

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