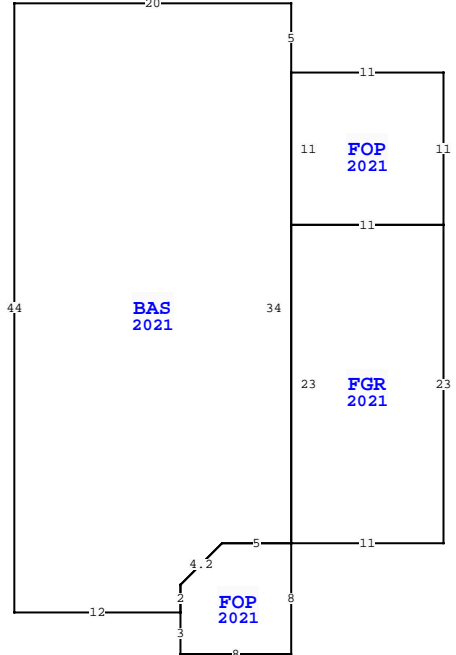


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,038	142.8300	188.54	195,705	2021	2021	0	0	1.00	99.00		
1 SNGL FAM - 0% - 0 Heated Area: 845 HX Base Yr													



Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1022.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	845	100	2021	845	157,723
FGR	253	55	2021	139	25,945
FOP	60	30	2021	18	3,360
FOP	121	30	2021	36	6,719
TOTALS	1,279			1,038	193,748

1303 HICKORY ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			193,748
TOTAL MARKET OB/XF VALUE			1,987
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			345,735
SOH/AGL Deduction			41,474
ASSESSED VALUE			304,261
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			304,261
TOTAL JUST VALUE			345,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200488	NEW CONSTR	118,865	09/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/1416	3/01/2021	WD	Q	I	02	239,000
GRANTOR: AYERS DEBRA L						
GRANTEE: STEIN DANIEL R						
2428/1019	1/27/2021	WD	Q	I	01	205,200
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: AYERS DEBRA L						

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	0811	CONCRETE B	0	0	0	386.00	SF	5.20	5.20	100	2021	2021	3	99	1,987	

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2021] W11 BAS=[YR=2021] N5 W20 S44 E12
FOP=[YR=2021] S3 E8 N8 W5 D3 L3 S2\$ N2 U3 R3 E5
FGR=[YR=2021] E11 N23 W11 S23 \$ N34 \$ S11 E11 N11 \$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							