

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/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													

1305 HICKORY ST, FERNANDINA BEACH

L	OB/XF	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	0	386.00	SF	5.20	5.20	100	2021	2021	3	99	1,987	

LAND DESCRIPTION																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT 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							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
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
20200489	NEW CONSTR	0	10/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/0073	7/06/2021	WD Q	Q	I	01	270,000
GRANTOR: WEISS TIFFANY D						
GRANTEE: CAMPBELL DAVID B						
2435/1741	2/19/2021	WD Q	Q	I	01	205,200
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: WEISS TIFFANY D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W20 S5 FOP=[YR=2021] W11 S11 FGR=[YR=2021] S23 E11 N23 W11 \$ E11 N11 \$ S34 FOP=[YR=2021] S8 E8 N5 U3 L3 W5E5 D3 R3 S2 E12 N44\$.	