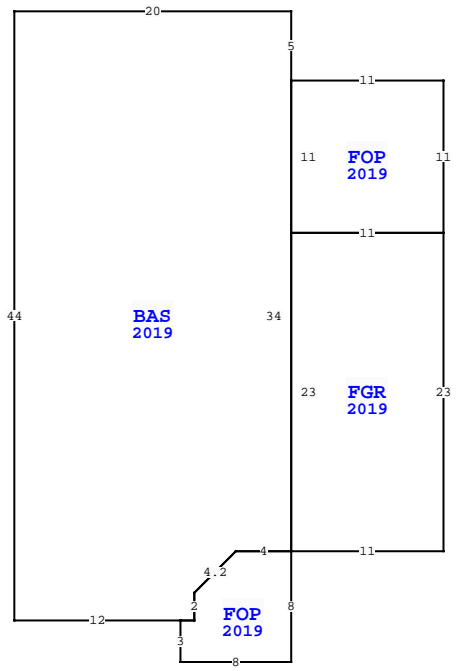


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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
BAS	850	100
FGR	253	55
FOP	55	30
FOP	121	30
TOTALS	1,279	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,041	142.8300	188.54	196,270	2019	2019	0	0	2.00	98.00		
1 SNGL FAM - 0% - 0 Heated Area: 850 HX Base Yr													



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,345
TOTAL MARKET OB/XF VALUE		2,522
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		344,867
SOH/AGL Deduction		77,894
ASSESSED VALUE		266,973
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		266,973
TOTAL JUST VALUE		344,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190297	TWNHOME	0	06/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/700	3/03/2025	WD	Q	I	02	386,000
GRANTOR: TURNER BETH A						
GRANTEE: DAVIS PHYLLIS ELAINE						
2396/0863	9/29/2020	WD	Q	I	01	215,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: TURNER BETH A						

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	0810	CONCRETE A	0	0	0	376.00	SF	6.50	6.50	100	2019	2019	3	97	2,371	
2	0810	CONCRETE A	0	0	8	24.00	SF	6.50	6.50	100	2019	2019	3	97	151	

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

BUILDING NOTES	
1307 HICKORY ST, FERNANDINA BEACH	

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							