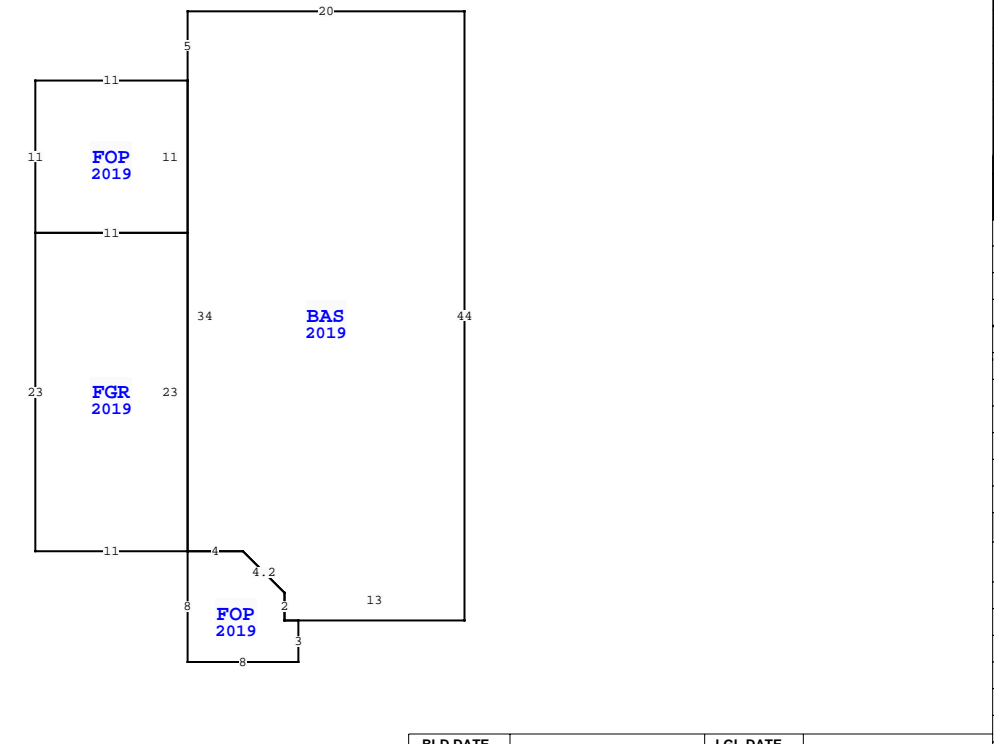


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	1,041	142.8300	188.54	196,270	2019	2019	0	0	2.00	98.00		



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	850	100	2019	850	157,054
FGR	253	55	2019	139	25,683
FOP	55	30	2019	16	2,957
FOP	121	30	2019	36	6,651
TOTALS	1,279			1,041	192,345

1309 HICKORY ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
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				9,247
ASSESSED VALUE				335,620
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				335,620
TOTAL JUST VALUE				344,867
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				335,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190292	TWNHOME	0	06/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1673	4/22/2022	WD	Q	I	01	345,000
GRANTOR: ACKERMANN JOHN M & EL						
GRANTEE: BYRNES SONDR A J						
2365/1955	6/04/2020	WD	Q	I	01	205,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: ACKERMANN JOHN M &						

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	

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

BUILDING DIMENSIONS
BAS=[YR=2019] W20 S5 FOP=[YR=2019] W11 S11 FGR=[YR=2019] S23 E11 FOP=[YR=2019] S8 E8 N3 W1 N2 U3 L3 W4\$ N23 W11\$ E11 N11\$ S34 E4 D3 R3 S2 E13 N44\$.

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	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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000										