BLOCK 233 E100 FT OF W130 FT
OF N1/2 OF LOT 10
IN OR 127/296

BAKER KENNETH/BAKER MARY EST
1222 HICKORY ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0233-0104

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

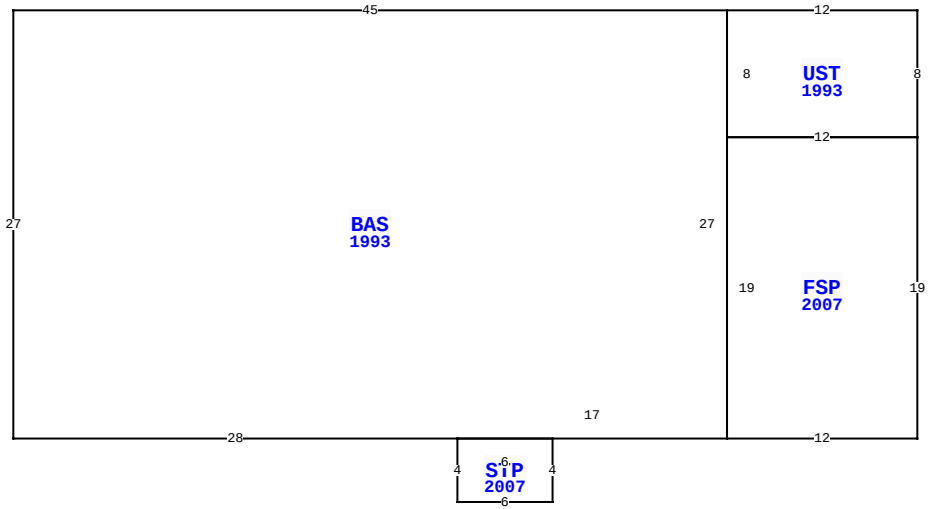
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1993	1,215	112,297
FSP	228	40	2007	91	8,411
STP	24	10	2007	2	185
UST	96	45	1993	43	3,974
TOTALS	1,563			1,351	124,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	131.1000	131.10	177,116	1970	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 55% - 2003 Heated Area: 1215 HX Base Yr 2003



1222 HICKORY ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		124,867
TOTAL MARKET OB/XF VALUE		502
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		357,569
SOH/AGL Deduction		224,089
ASSESSED VALUE		133,480
TOTAL EXEMPTION VALUE	HA HAB VX SX	42,415
BASE TAXABLE VALUE		91,065
TOTAL JUST VALUE		357,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100817	REPAIR/RRF	3,680	05/14/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0127/0296	1/01/1972	TA	Q	I		19,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W45 S27 E28 STP=[YR=2007] S4 E6 N4 W6$ E17 FSP=[YR=2007] E12 N19 W12 S19$ N27$ S8 E12 N8$.

EXTRA FEATURES

LN	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	55	31	8	248.00	SF	6.50	6.50	100	1970	1970	3	20	322	
2	0810	CONCRETE A	0	55	13	3	39.00	SF	6.50	6.50	100	1970	1970	3	20	51	
3	0810	CONCRETE A	0	55	33	3	99.00	SF	6.50	6.50	100	1970	1970	3	20	129	

LAND DESCRIPTION

TOTAL OB/XF 502

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	55		R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS