BLOCK 240 W50 FT OF E200 FT OF
LOT 6
CITY OF FDNA BEACH

SATTERLY-VASQUEZ VANESSA
1319 HICKORY ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0240-0064

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

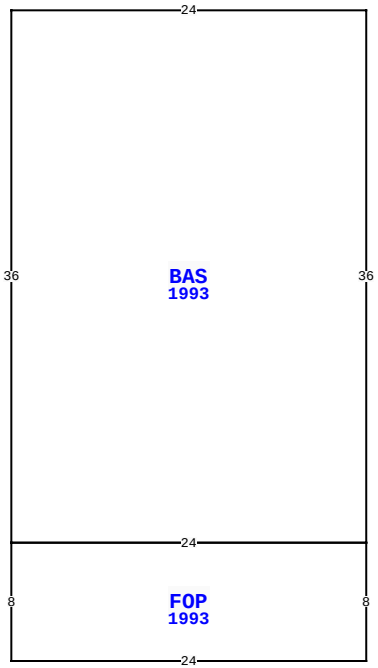
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	97,650
FOP	192	30	1993	58	6,555
TOTALS	1,056			922	104,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	922	128.0664	128.07	118,081	1975	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 0% - 2023 Heated Area: 864 HX Base Yr



1319 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	104,206
TOTAL MARKET OB/XF VALUE	989
TOTAL LAND VALUE - MARKET	160,650
TOTAL MARKET VALUE	265,845
SOH/AGL Deduction	11,212
ASSESSED VALUE	254,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,633
TOTAL JUST VALUE	265,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122549	REROOF W/30YR SHN	6,200	12/20/2012
20021436	REPAIR SIDING/STE	0	08/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1245	12/09/2022	WD	Q	I	01	315,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: SATTERLY-VASQUEZ VA						
2591/0799	9/16/2022	WD	Q	I	01	250,000
GRANTOR: DUPONT JACQUELINE LIV						
GRANTEE: MATTHEW 25 IVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S36 FOP=[YR=1993] S8 E24 N8W24$ E24 N36$.

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	0	10	10	100.00	SF	6.50	6.50	100	1975	1975	3	25	163	
2	1242	WD DECK A	0	0	24	4	96.00	SF	10.00	10.00	100	2020	2020	3	86	826	

LAND DESCRIPTION

TOTAL OB/XF 989

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	0	0006	R-2	50.00	172.00	50.00	FF		1.00	1.00	1.19	2,700.00	3,213.00	160,650							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,650 Market: 0 Agricultural: 0 Common: 160,650 PRINTED 07/30/2025 BY SYS