BLK 263 PT OF LOT 6
CITY OF FDNA BEACH

ABCR FLORIDA LLC
2915 BREAKERS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0263-0063

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

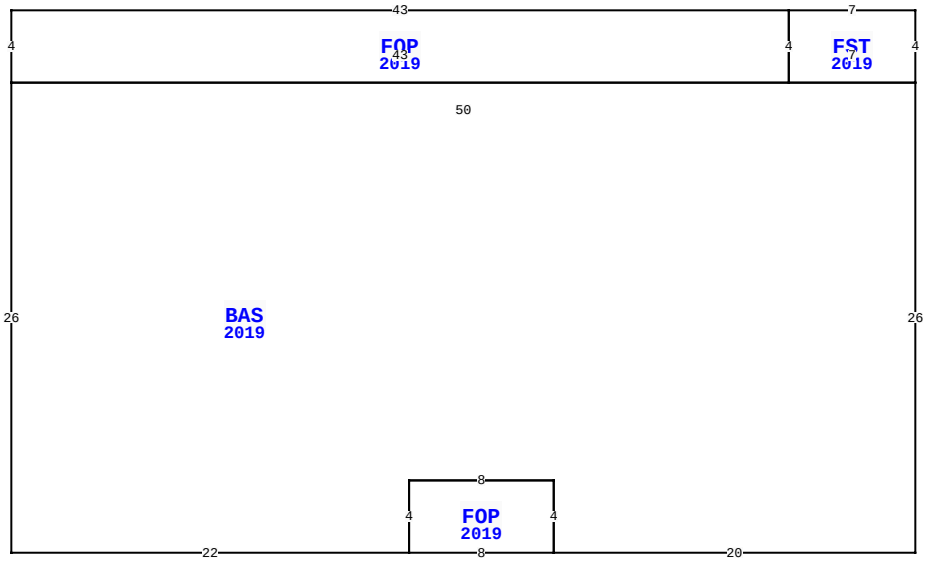
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	2019	1,268	178,269
FOP	32	30	2019	10	1,406
FOP	172	30	2019	52	7,311
FST	28	55	2019	15	2,109
TOTALS	1,500			1,345	189,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,345	108.6800	143.46	192,954	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 2023 Heated Area: 1268 HX Base Yr



1421 HICKORY ST, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	03/08/2007	PH	LAND DATE	03/18/2024	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	206,413
TOTAL MARKET OB/XF VALUE	2,613
TOTAL LAND VALUE - MARKET	195,690
TOTAL MARKET VALUE	404,716
SOH/AGL Deduction	0
ASSESSED VALUE	404,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,716
TOTAL JUST VALUE	404,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183565	GARAGE	25,812	10/18/2018
20183563	NEW CONSTR	158,655	10/18/2018
20162459	DEMO GARAGE	3,750	09/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2555/0558	4/13/2022	WD	Q	I	01	384,000
GRANTOR: KIMBALL SCOTT L & SAM						
GRANTEE: ABCR FLORIDA LLC						
2374/0364	6/30/2020	WD	Q	I	01	277,000
GRANTOR: MILNER CHARLES L						
GRANTEE: KIMBALL SCOTT L & S						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2019] W7 FOP=[YR=2019] W43 S4 BAS=[YR=2019] S26 E22 FOP=[YR=2019] E8 N4 W8 S4$ N4 E8 S4 E20 N26 W50$ E43 N4$ S4 E7 N4$.

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	0	0	208.00	SF	6.50	6.50	100	1992	1992	3	62	838	
2	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	2019	2019	3	97	378	
3	0855	CONC PAVER	0	0	12	12	144.00	SF	10.00	10.00	100	2019	2019	3	97	1,397	

LAND DESCRIPTION

TOTAL OB/XF 2,613

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		R-1	89.00	86.00	88.95	FF		1.00	1.00	1.00	2,200.00	2,200.00	195,690							

REVIEW DATE 09/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 195,690 Market: 0 Agricultural: 0 Common: 195,690 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

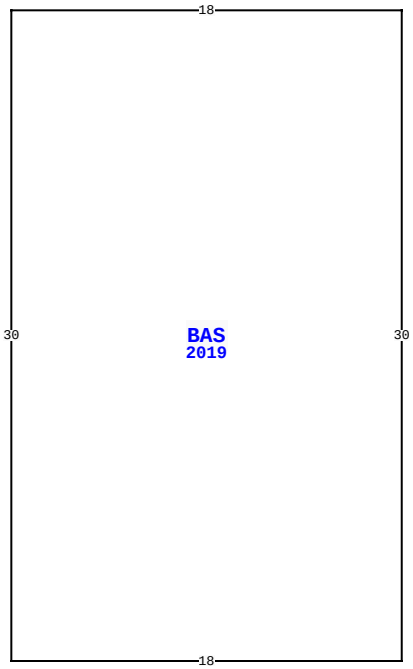
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	2019	540	17,319
TOTALS	540			540	17,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	540	91.2560	33.76	18,230	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 0% - 2023 Heated Area: 540 HX Base Yr



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GRANTOR: MILNER CHARLES L						
GRANTEE: KIMBALL SCOTT L & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 S30 E18 N30$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 195,690 Market: 0 Agricultural: 0 Common: 195,690 PRINTED 07/30/2025 BY SYS