LOT 16
SEA MARSH VILLAGE #2 PBK 4/16

LE ROXANNE
8 HICKORY LN
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0016-0000

BUILDING CHARACTERISTICS

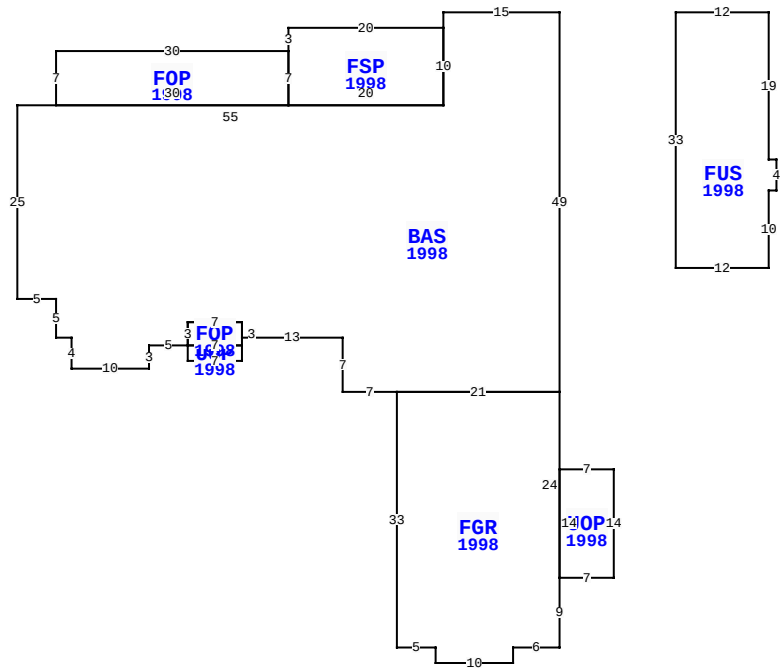
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,482	100	1998	2,482	366,613
FGR	713	55	1998	392	57,902
FOP	21	30	1998	6	886
FOP	210	30	1998	63	9,306
FSP	200	40	1998	80	11,817
FUS	400	100	1998	400	59,084
UOP	14	20	1998	3	443
UOP	98	20	1998	20	2,954
TOTALS	4,138			3,446	509,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,446	106.8396	168.81	581,719	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2021 Heated Area: 2882 HX Base Yr 2021



8 HICKORY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		509,004
TOTAL MARKET OB/XF VALUE		11,177
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,020,181
SOH/AGL Deduction		341,123
ASSESSED VALUE		679,058
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		628,336
TOTAL JUST VALUE		1,020,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		997,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704263	NEW CONSTR	117,183	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0046	8/11/2020	WD	Q	I	01	725,000
GRANTOR: MIDDLETON JEAN M REVO						
GRANTEE: LE ROXANNE						
1388/1418	2/13/2006	WD	Q	I		683,000
GRANTOR: NRT RELOCATION LLC						
GRANTEE: MIDDLETON C WAYNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 S2 FSP=[YR=1998] W20 S3 FOP=[YR=1998] W30 S7 E30 N7 $ S7 E20 N10 $ S10 W55 S25 E5 S5 E2 S4 E10 N3 E5 UOP=[YR=1998] S2 E7 N2 W7 $ FOP=[YR=1998] N3 E7 S3 W7 $ N3 E7 S2 E13 S7 E7 FGR=[YR=1998] S33 E5 S2 E10 N2 E6 N9 UOP=[YR=1998] E7 N14 W7 S14 $ N24 W21 $ E21 N49 $ PTR= E15 FUS=[YR=1998] E12 S19 E1 S4 W1 S10 W12 N33 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0810	CONCRETE A	0	100	0	0	1,584.00	SF	6.50	6.50	100	1998	1998	3	73	7,516	
3	0825	BRICK	0	100	13	4	52.00	SF	12.50	12.50	100	1998	1998	3	92	598	
4	0825	BRICK	0	100	0	0	66.00	SF	12.50	12.50	100	1998	1998	3	92	759	
5	1126	CB/STC 8"	0	100	0	0	99.00	SF	8.00	8.00	100	1998	1998	3	73	578	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1998	1998	3	42	126	

LAND DESCRIPTION

TOTAL OB/XF 11,177

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS