LOT 19
IN OR 2130/113
SEA MARSH VILLAGE #2 PBK 4/16

OLSON GARY L & KAREN L
14 HICKORY LN
FERNANDINA BEACH, FL 32034

**2025**

**01-6N-29-0300-0019-0000**

## 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 | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

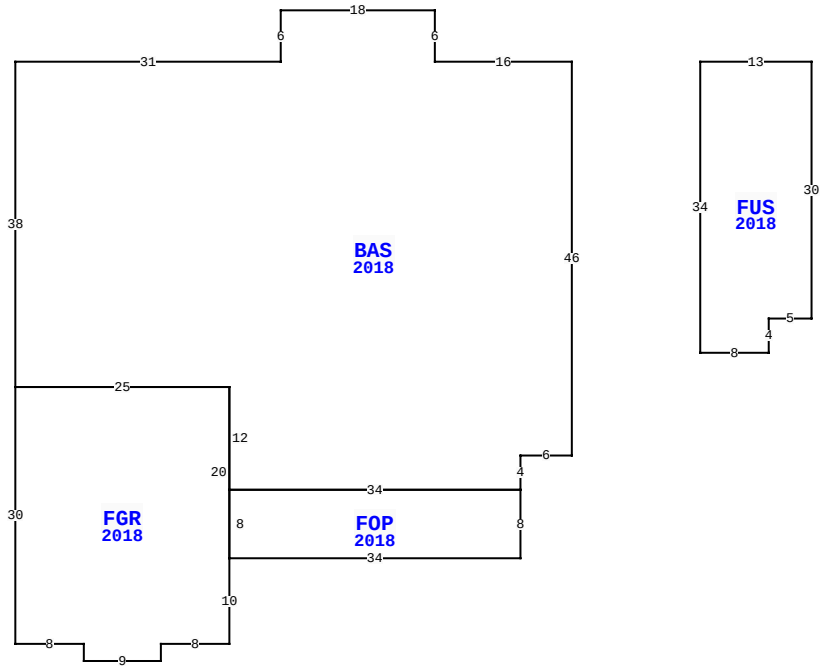
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,034 | 100 | 2018 | 3,034 | 627,453 |
| FGR | 768 | 55 | 2018 | 422 | 87,272 |
| FOP | 272 | 30 | 2018 | 82 | 16,958 |
| FUS | 422 | 100 | 2018 | 422 | 87,272 |
| TOTALS | 4,496 | | | 3,960 | 818,957 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,960 | 134.2440 | 212.11 | 839,956 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SFR CUST – 100% - 2019 Heated Area: 3456 HX Base Yr 2019




14 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 | | 818,957 |
| TOTAL MARKET OB/XF VALUE | | 18,007 |
| TOTAL LAND VALUE - MARKET | | 500,000 |
| TOTAL MARKET VALUE | | 1,336,964 |
| SOH/AGL Deduction | | 614,214 |
| ASSESSED VALUE | | 722,750 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 672,028 |
| TOTAL JUST VALUE | | 1,336,964 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,299,483 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1802358 | CO ISSUED | 0 | 03/07/2018 |
| B1706224 | NEW CONSTR | 433,814 | 07/12/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2130/0113 | 6/28/2017 | WD | Q | V | 01 | 215,000 |
| GRANTOR: KOSTICH DEVELOPMENT I | | | | | | |
| GRANTEE: OLSON GARY L & KARE | | | | | | |
| 2076/1128 | 10/11/2016 | WD | Q | V | 01 | 202,500 |
| GRANTOR: PRICE RONALD F & DEBO | | | | | | |
| GRANTEE: KOSTICH DEVELOPMENT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W16 N6 W18 S6 W31 S38 FGR=[YR=2018] S30 E8 S2 E9 N2 E8 N10 FOP=[YR=2018] E34 N8 W34 S8$ N20 W25 $ E25 S12 E34 N4 E6 N46$ PTR= E15 FUS=[YR=2018] E13 S30 W5 S4 W8 N34$ 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,960.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 13,308 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 214.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 1,453 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 478.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 3,246 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,007

| 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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS