TRACT 20
IN OR 947/759
CEDAR POINT

SCHRODER EDWARD A & ANTOINETTE
15 HICKORY LANE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0020-0000

BUILDING CHARACTERISTICS

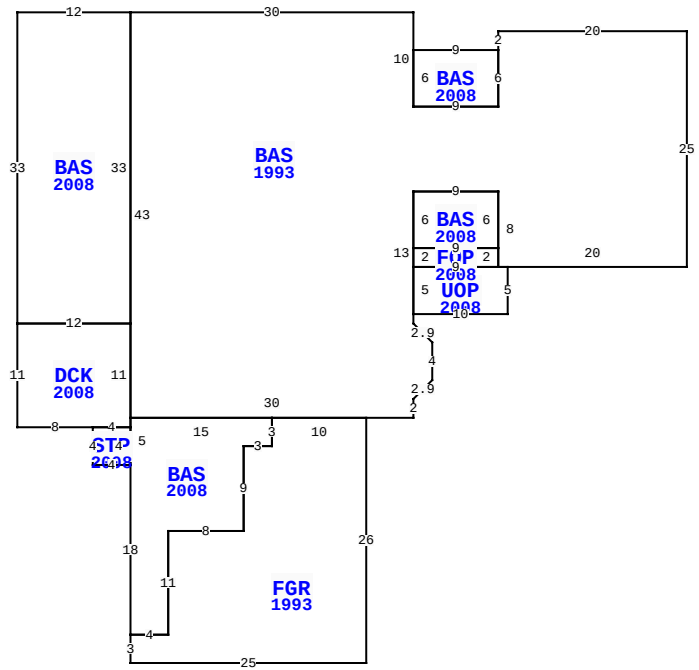
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,883	100	1993	1,883	303,784
BAS	54	100	2008	54	8,712
BAS	54	100	2008	54	8,712
BAS	197	100	2008	197	31,782
BAS	396	100	2008	396	63,886
DCK	132	10	2008	13	2,097
FGR	453	55	1993	249	40,171
FOP	18	30	2008	5	806
STP	16	10	2008	2	322
UOP	50	20	2008	10	1,613
TOTALS	3,253			2,863	461,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,863	119.4270	188.69	540,219	1984	1994	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2001 Heated Area: 2584 HX Base Yr 2001



15 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		461,887
TOTAL MARKET OB/XF VALUE		8,477
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		970,364
SOH/AGL Deduction		490,252
ASSESSED VALUE		480,112
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		429,390
TOTAL JUST VALUE		970,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		950,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20803	ADDITION	290,000	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0947/0759	8/30/2000	TD	Q	I		285,000
GRANTOR: MOLL BETTY J TRUSTEE						
GRANTEE: SCHRODER EDWARD A &						
0457/0387	6/01/1985	WD	Q	I		195,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S2 BAS=[YR=2008] W9 S6 E9 N6$ S6 W9 N10 W30 BAS=[YR=2008] W12 S33 DCK=[YR=2008] S11 E8 STP=[YR=2008] S4 E4 BAS=[YR=2008] S18 FGR=[YR=1993] S3 E25 N26 W10 S3 W3 S9 W8 S11 W4$ E4 N11 E8 N9 E3 N3 W15 S5$ N4 W4$ E4 N11 W12$ E12 N33$ S43 E30 N2 R2 U2 N4 U2 L2 N1 UOP=[YR=2008] E10 N5 W1 FOP=[YR=2008] N2 BAS=[YR=2008] N6 W9 S6 E9 $ W9 S2 E9$ W9 S5$ N13 E9 S8 E20 N25$.

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	0812	CONCRETE C	0	100	0	0	1,175.00	SF	4.00	4.00	100	1984	1984	3	41	1,927	
2	0812	CONCRETE C	0	100	0	0	1,663.00	SF	4.00	4.00	100	1990	1990	3	57	3,792	
3	0855	CONC PAVER	0	100	0	0	140.00	SF	10.00	10.00	100	2007	2007	3	87	1,218	
4	1075	TRELLIS G	0	100	10	10	100.00	SF	35.00	35.00	100	2007	2007	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 8,477

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