TRACT 21
IN OR 1268/504
CEDAR POINT

PODVIA ROBERT F & KRISTAN D
13 HICKORY LANE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

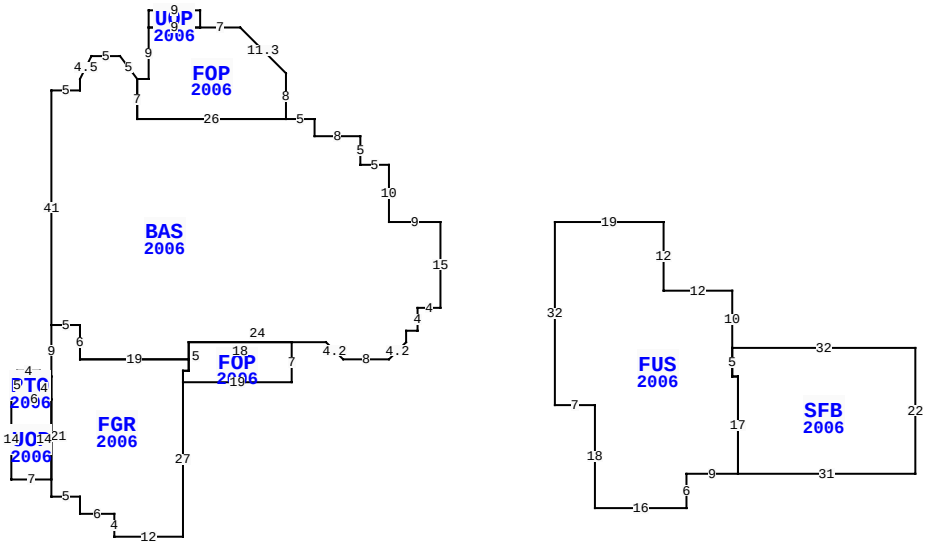
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
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	2,598	100	2006	2,598	424,560
FGR	686	55	2006	377	61,609
FOP	128	30	2006	38	6,210
FOP	366	30	2006	110	17,976
FUS	1,249	100	2006	1,249	204,108
PTO	28	5	2006	1	164
SFB	687	80	2006	550	89,880
UOP	27	20	2006	5	817
UOP	98	20	2006	20	3,269
TOTALS	5,867			4,948	808,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,948	113.6576	179.58	888,562	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2007 Heated Area: 4397 HX Base Yr 2007



13 HICKORY LN, FERNANDINA BEACH

BLD DATE	02/07/2007 KK	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

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	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	2,365.00	SF	4.00	4.00	100	2006	2006	3	86	8,136	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		808,591
TOTAL MARKET OB/XF VALUE		9,916
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,318,507
SOH/AGL Deduction		715,968
ASSESSED VALUE		602,539
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		551,817
TOTAL JUST VALUE		1,318,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,281,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11186	MECH OTHER	0	03/01/2006
P10011	OTHER	0	09/01/2005
E15428	ELEC OTHER	0	08/01/2005
C15651	CO ISSUED	560,000	07/01/2005
R07939	REPAIR/RRF	10,000	07/01/2005
B15651	NEW CONSTR	560,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0504	10/22/2004	WD	Q	V		210,000
GRANTOR: HILLIS WINIFRED						
GRANTEE: PODVIA ROBERT & KRI						
0146/0392	1/01/1973	WD	Q	V		18,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W9 N10 W5 N5 W8 N3 W5 FOP=[YR=2006] N8 U8 L8 W7 UOP=[YR=2006] N3 W9 S3 E9 $ W9 S9 W2 S7 E26$ W26 N7 U4 L3 W5 D4 L2 S2 W5 S41 FGR=[YR=2006] S9 PTO=[YR=2006] W2 N1 W4 S5 UOP=[YR=2006] W1 S14 E7 N14 W6$ E6 N4$ S21 E5 S3 E6 S4 E12 N27 FOP=[YR=2006] E19 N7 W18 S5 W1 S2$ N2 E1 N2 W19 N6 W5$ E5 S6 E19 N3 E24 D3 R3 E8 U3 R3 N2 E2 N4 E4 N15$ PTR=E20 FUS=[YR=2006] E19 S12 E12 S10 SFB=[YR=2006] E32 S22 W31 N17 W1 N5$ S5 E1 S17 W9 S6 W16 N18 W7 N32 $ W20$.

LAND DESCRIPTION

TOTAL OB/XF 9,916

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