

ENGELS FREDERICK L III & LISA MITCHELL
3 HICKORY LANE
FERNANDINA BEACH, FL 32034

01-6N-29-0300-0026-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION SUMMARY									
Exterior Wall 12 CEDAR 100										0500 01 2,776 116.5248 184.11 511,089 1987 1987 0 0 25 18.50 56.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2018 Heated Area: 2405 HX Base Yr 2018										Tax Group: 5 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 288,765									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 7,121									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 500,000									
Interior Floo 11 CLAY TILE 20																				TOTAL MARKET VALUE 795,886									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 394,725									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 401,161									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2.6 100																				BASE TAXABLE VALUE 350,439									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 795,886									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
BUD8 Adjustme 05 DIST 1A 100																				PREVIOUS YEAR MKT VALUE 784,029									
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 2,205 100 1993 2,205 229,369																													
BAS 200 100 1994 200 20,804																													
FGR 588 55 1993 323 33,599																													
FOP 54 30 1993 16 1,664																													
FOP 79 30 1993 24 2,497																													
FST 15 55 1993 8 832																													
TOTALS 3,141 2,776 288,765																													
EXTRA FEATURES										3 HICKORY LN, FERNANDINA BEACH																			
L N 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 1987 1987 3 60 1,200																													
2 0812 CONCRETE C 0 100 0 0 1,884.00 SF 4.00 4.00 100 1987 1987 3 49.5 3,730																													
3 0850 PEBBLE WLK 0 100 0 0 624.00 SF 3.50 3.50 100 1987 1987 3 49.5 1,081																													
4 1126 CB/STC 8" 0 100 0 0 252.00 SF 8.00 8.00 100 1987 1987 3 49.5 998																													
5 0446 BOX FNC 6' 0 100 0 0 20.00 LF 20.00 20.00 100 1987 1987 3 20 80																													
6 1242 WD DECK A 0 100 8 2 16.00 SF 10.00 10.00 100 1994 1994 3 20 32																													
LAND DESCRIPTION										TOTAL OB/XF 7,121																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE 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																													