TRACT 27
CEDAR POINT
SEA MARSH VLG UNIT 2 PB 4/16

HANNA JOHN H IV & MARTHA G
1 HICKORY LANE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0300-0027-0000

BUILDING CHARACTERISTICS

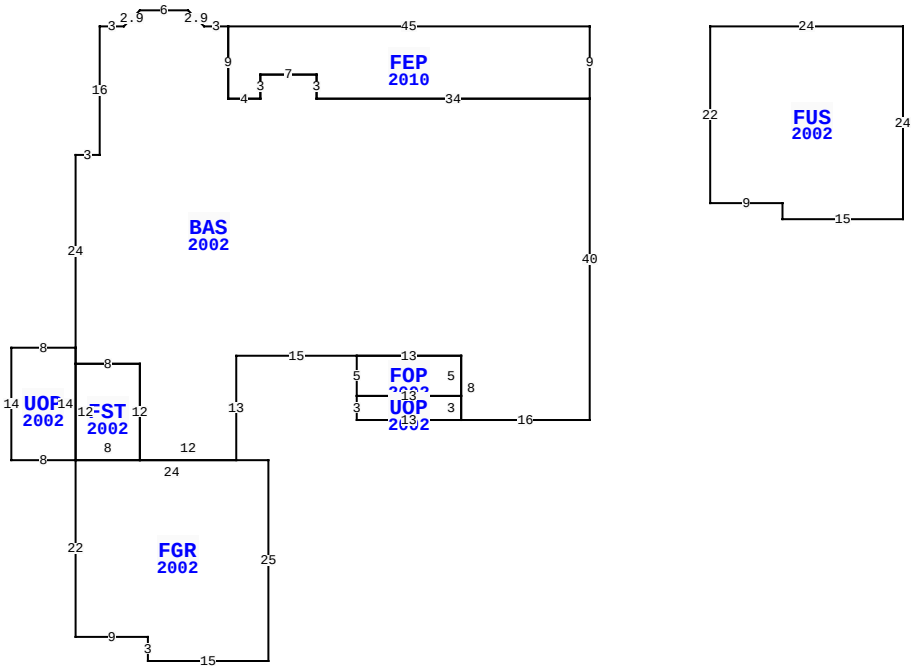
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	2,500	100	2002	2,500	618,016
FEP	384	80	2010	307	75,892
FGR	573	55	2002	315	77,870
FOP	65	30	2002	20	4,944
FST	96	55	2002	53	13,102
FUS	558	100	2002	558	137,941
UOP	39	20	2002	8	1,978
UOP	112	20	2002	22	5,439
TOTALS	4,327			3,783	935,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,783	175.7970	277.76	1,050,766	2002	2002	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2018 Heated Area: 3058 HX Base Yr 2018



1 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		935,182
TOTAL MARKET OB/XF VALUE		14,375
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,449,557
SOH/AGL Deduction		582,867
ASSESSED VALUE		866,690
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		815,968
TOTAL JUST VALUE		1,449,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,407,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618297	REPAIR/RRF	10,000	10/31/2006
B0108430	NEW CONSTR	360,000	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/0120	6/19/2020	WD	U	I	11	100
GRANTOR: HANNA MARTHA G						
GRANTEE: HANNA JOHN H IV & M						
2109/0325	3/27/2017	WD	Q	I	02	875,000
GRANTOR: PRICE PATRICIA J & RO						
GRANTEE: HANNA MARTHA G						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2010] W45 BAS=[YR=2002] W3 U2 L2 W6 D2 L2 W3 S16 W3 S24 UOP=[YR=2002] W8 S14 E8 FGR=[YR=2002] S22 E9 S3 E15 N25 W24 $ FST=[YR=2002] E8 N12 W8 S12 $ N14 $ S2 E8 S12 E12 N13 E15 FOP=[YR=2002] S5 UOP=[YR=2002] S3 E13 N3 W13 $ E13 N5 W13 $ E13 S8 E16 N40 W34 N3 W7 S3 W4 N9 $ S9 E4 N3 E7 S3 E34 N9 $ PTR= E15 FUS=[YR=2002] E24 S24 W15 N2 W9 N22 $ 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	0812	CONCRETE C	0	100	0	0	1,598.00	SF	4.00	4.00	100	2002	2002	3	80	5,114	
2	0810	CONCRETE A	0	100	0	0	235.00	SF	6.50	6.50	100	2002	2002	3	80	1,222	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
4	0855	CONC PAVER	0	100	0	0	1,078.00	SF	7.00	7.00	100	2005	2005	3	84	6,339	

LAND DESCRIPTION

TOTAL OB/XF 14,375

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