LOT 64
IN OR 1594/1327
AMELIA NATIONAL #1 PB 7/48

HALLMAN HIDEKO I
95010 BUCKEYE COURT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0064-0000

BUILDING CHARACTERISTICS

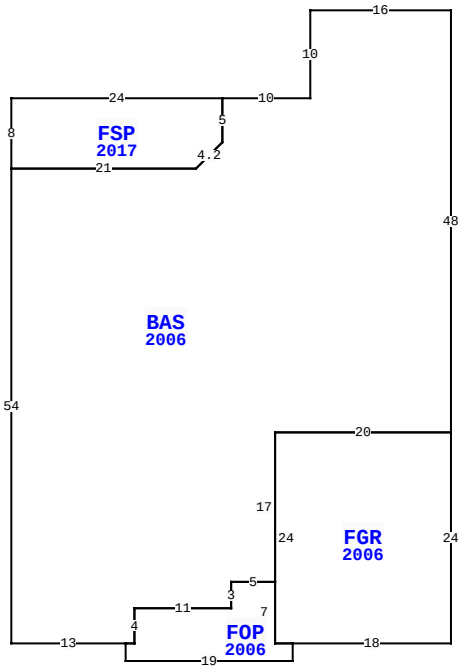
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100	2006	2,514	328,314
FGR	480	55	2006	264	34,476
FOP	117	30	2006	35	4,571
FSP	188	40	2017	75	9,795
TOTALS	3,299			2,888	377,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,888	108.0060	142.57	411,742	2006	2008	0	0	0	8.40	91.60

1 SNGL FAM – 100% - 2009 Heated Area: 2514 HX Base Yr 2009



95010 BUCKEYE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,156
TOTAL MARKET OB/XF VALUE		7,931
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		505,087
SOH/AGL Deduction		294,626
ASSESSED VALUE		210,461
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		154,739
TOTAL JUST VALUE		505,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100808	REPAIR/RRF	14,000	01/25/2021
R2100737	REPAIR/RRF	0	01/22/2021
E16904	NEW CONSTR	1,900	03/01/2006
M11151	H/AC	0	03/01/2006
R08758	REPAIR/RRF	5,000	01/01/2006
B16879	NEW CONSTR	300,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						
1594/1327	11/25/2008	WD	Q	I		249,000
GRANTOR: WEEKLEY HOMES LP						
GRANTEE: HALLMAN DAVID A & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16S10W10 FSP=[YR=2017] W24 S8E21 U3 R3 N5$ S5 L3 D3 W21 S54 E13FOP=[YR=2006] S2E19N2FGR=[YR=2006] E18N24W20S24E2$W2N7W5S3W11S4W1 $E1N4E11N3E5N17E20N48$.

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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2006	2006	3	86	319	
2	0810	CONCRETE A	0	100	17	30	510.00	SF	6.50	6.50	100	2006	2006	3	86	2,851	
3	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2015	2015	3	75	4,500	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 7,931

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS