LOT 82
IN OR 1343/846
OTTER RUN PB 5/156

SZCZYGIEL ROSEMARY
96058 HICKORY PLACE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

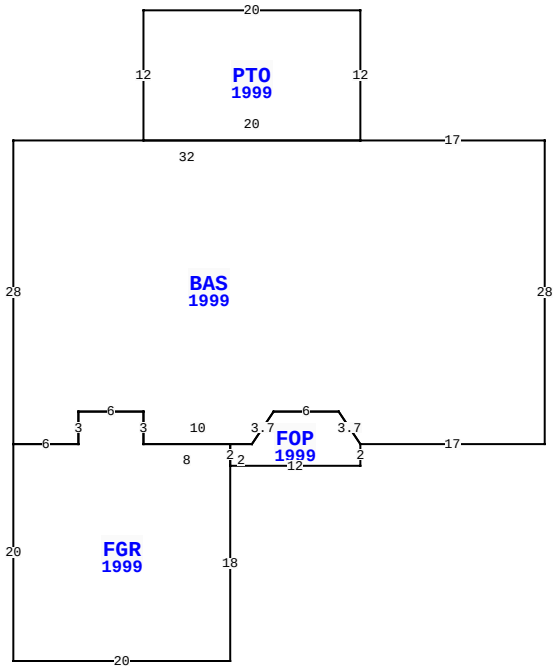
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1999	1,330	177,808
FGR	418	55	1999	230	30,749
FOP	48	30	1999	14	1,872
PTO	240	5	1999	12	1,604
TOTALS	2,036			1,586	212,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,586	116.2800	153.49	243,435	1999	1999	0	0	0	12.90	87.10

1 SNGL FAM – 100% - 2006 Heated Area: 1330 HX Base Yr 2006



96058 HICKORY PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,032
TOTAL MARKET OB/XF VALUE		3,929
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		300,961
SOH/AGL Deduction		172,550
ASSESSED VALUE		128,411
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,689
TOTAL JUST VALUE		300,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983083	NEW CONSTR	0	10/01/1998
98-05348	NEW CONSTR	66,760	09/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1343/0846	8/19/2005	WD	Q	I		187,900
GRANTOR: GRIFFITHS WANDA PALME						
GRANTEE: SZCZYGIEL ROSEMARY						
1255/1260	8/27/2004	QC	Q	I	06	100
GRANTOR: WHITAKER JESSIE &						
GRANTEE: GRIFFITHS WANDA PAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W17 PTO=[YR=1999] N12 W20 S12 E20 $ W32 S28 FGR=[YR=1999] S20 E20 N18 FOP=[YR=1999] E12 N2 U3 L2 W6 L2 D3 W2 S2$ N2 W8 N3 W6 S3 W6$ E6 N3 E6 S3 E10 U3 R2 E6 D3 R2 E17 N28$.

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	66	3	198.00	SF	6.50	6.50	100	1999	1999	3	75	965	
2	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	1999	1999	3	75	2,964	

LAND DESCRIPTION

TOTAL OB/XF 3,929

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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS