LOT 84
OTTER RUN PB 5/156

VENDITTI PAUL A &/GERARDI PRISCILLA
96024 HICKORY PLACE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0084-0000

BUILDING CHARACTERISTICS

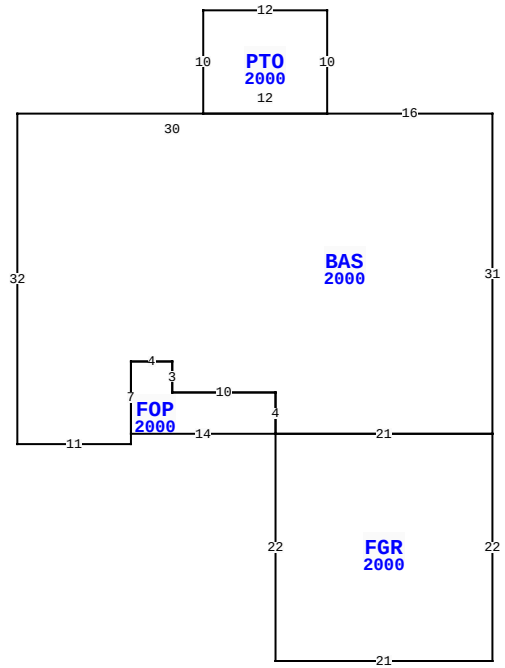
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,369	100	2000	1,369	192,262
FGR	462	55	2000	254	35,671
FOP	68	30	2000	20	2,809
PTO	120	5	2000	6	843
TOTALS	2,019			1,649	231,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,649	117.3000	154.84	255,331	2000	2005	0	0	0	9.30	90.70

1 SNGL FAM – 0% - 2023 Heated Area: 1369 HX Base Yr



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

96024 HICKORY PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	231,585
TOTAL MARKET OB/XF VALUE	6,804
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	323,389
SOH/AGL Deduction	0
ASSESSED VALUE	323,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,389
TOTAL JUST VALUE	323,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009844	REPAIR/RRF	9,600	11/01/2020
996393	NEW CONSTR	68,359	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0784	9/16/2022	WD	Q	I	01	380,000
GRANTOR: HOOPER SCOTT JR & JEA						
GRANTEE: VENDITTI PAUL A & P						
2504/0553	10/12/2021	WD	Q	I	01	310,000
GRANTOR: MCDOWELL DONALD & LYN						
GRANTEE: HOOPER SCOTT JR & J						

BUILDING NOTES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	0	41	3	123.00	SF	6.50	6.50	100	2000	2000	3	77	616	
3	0810	CONCRETE A	0	0	41	16	656.00	SF	6.50	6.50	100	2000	2000	3	77	3,283	

BUILDING DIMENSIONS

BAS=[YR=2000] W16 PTO=[YR=2000] N10 W12 S10 E12 $ W30 S32 E11 N1 FOP=[YR=2000] E14 FGR=[YR=2000] S22 E21 N22 W21 $ N4 W10 N3 W4 S7 $ N7 E4 S3 E10 S4 E21 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 6,804

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	0	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