LOT 88
IN OR 819 PG 1372
OTTER RUN PB 5/156

GIBSON WILLIAM K
96007 HICKORY PLACE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

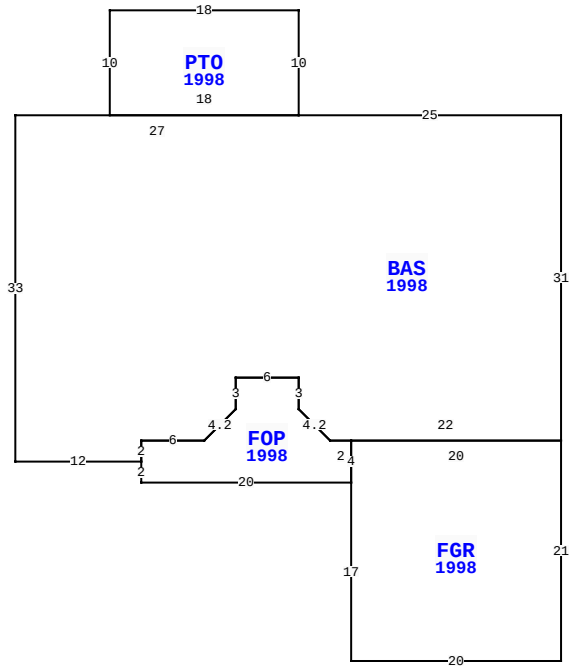
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1998	1,591	204,530
FGR	420	55	1998	231	29,696
FOP	125	30	1998	38	4,885
PTO	180	5	1998	9	1,157
TOTALS	2,316			1,869	240,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,869	111.6220	147.34	275,378	1998	1998	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 0 Heated Area: 1591 HX Base Yr



96007 HICKORY PL, FERNANDINA BEACH

BLD DATE	02/24/2009 RK	LGL DATE	04/24/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,267
TOTAL MARKET OB/XF VALUE	18,491
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	343,758
SOH/AGL Deduction	28,187
ASSESSED VALUE	315,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,571
TOTAL JUST VALUE	343,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974158	NEW CONSTR	61,947	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0819/1372	1/14/1998	WD	Q	I		120,000
GRANTOR: BROUSSARD SEWARD L						
GRANTEE: GIBSON WILLIAM K						
0803/0896	8/18/1997	WD	U	V	19	22,100
GRANTOR: OTTER RUN PARTNERSHIP						
GRANTEE: BROUSSARD SEWARD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W25 PTO=[YR=1998] N10 W18 S10 E18$ W27 S33 E12 FOP=[YR=1998] S2 E20 FGR=[YR=1998] S17 E20 N21 W20 S4$ N4 W2 U3 L3 N3 W6 S3 D3 L3 W6 S2$ N2 E6 U3 R3 N3 E6 S3 D3 R3 E22 N31$.

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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	0	0	0	889.00	SF	6.50	6.50	100	1998	1998	3	73	4,218	
3	0861	POOL GUNIT	0	0	0	0	390.00	SF	85.00	85.00	100	2000	2000	3	23	7,625	
4	0845	KOOL DECK	0	0	0	0	550.00	SF	7.25	7.25	100	2000	2000	3	77	3,070	
5	0479	VF PICKET	0	0	0	0	108.00	LF	10.00	10.00	100	2008	2008	3	72	778	

LAND DESCRIPTION

TOTAL OB/XF 18,491

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	000134	C	RES POND	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