LOT 89
OTTER RUN PB 5/156

DIAZ JASON L & ELENA P
96015 HICKORY PL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0089-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 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

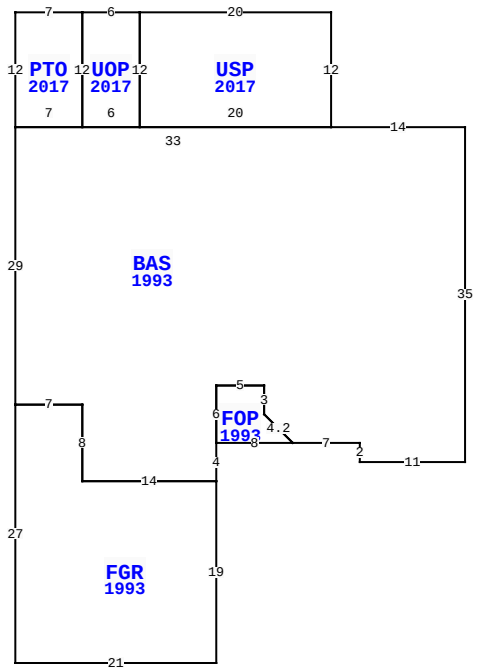
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	1993	1,567	218,434
FGR	455	55	1993	250	34,850
FOP	35	30	1993	10	1,394
PTO	84	5	2017	4	558
UOP	72	20	2017	14	1,952
USP	240	30	2017	72	10,037
TOTALS	2,453			1,917	267,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,917	117.9920	155.75	298,573	1993	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2020 Heated Area: 1567 HX Base Yr 2020



96015 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		267,223
TOTAL MARKET OB/XF VALUE		29,381
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		381,604
SOH/AGL Deduction		178,839
ASSESSED VALUE		202,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,043
TOTAL JUST VALUE		381,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010655	SWIM POOL	43,500	07/13/2022
B22209	REMODEL	13,880	01/01/2009
B017866	XFOB	9,192	01/01/2001
8478	NEW CONSTR	69,160	11/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/1093	3/11/2019	WD	Q	I	01	235,000
GRANTOR: PFLEIDERER JASON S &						
GRANTEE: DIAZ JASON L & ELEN						
2017/0478	12/01/2015	WD	Q	I	01	183,500
GRANTOR: FLYNN MICHAEL R						
GRANTEE: PFLEIDERER JASON S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=2017] N12 W20 UOP=[YR=2017] W6 PTO=[YR=2017] W7 S12 E7 N12$ S12 E6 N12$ S12 E20$ W33 S29 FGR=[YR=1993] S27 E21 N19 W14 N8 W7$ E7 S8 E14 N4 FOP=[YR=1993] E8 U3 L3 N3 W5 S6$ N6 E5 S3 R3 D3 E7 S2 E11 N35$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	1,180.00	SF	5.20	5.20	100	1993	1993	3	64	3,927	
3	0754	FOP	0	100	6	12	72.00	SF	15.00	15.00	100	2001	2001	3	20	216	
4	0811	CONCRETE B	0	100	0	0	556.00	SF	5.20	5.20	100	2008	2008	3	88	2,544	
5	0866	POOL FIBER	0	100	0	0	200.00	SF	72.00	72.00	100	2022	2022	3	93	13,392	
6	0855	CONC PAVER	0	100	0	0	190.00	SF	10.00	10.00	100	2022	2022	3	99	1,881	
7	0855	CONC PAVER	0	100	0	0	495.00	SF	10.00	10.00	100	2022	2022	3	99	4,901	

LAND DESCRIPTION

TOTAL OB/XF 29,381

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 12/12/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS