LOT 91
OTTER RUN PB 5/156

ARNOLD DANIELLE
96051 HICKORY PLACE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

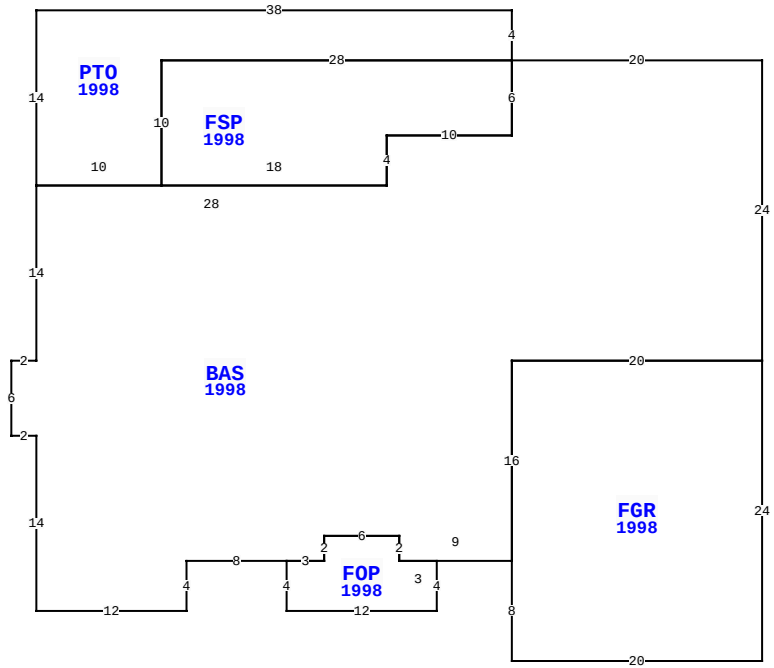
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,708	100	1998	1,708	225,673
FGR	480	55	1998	264	34,882
FOP	60	30	1998	18	2,379
FSP	240	40	1998	96	12,685
PTO	252	5	1998	13	1,717
TOTALS	2,740			2,099	277,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,099	115.0520	151.87	318,775	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 0% - 2025 Heated Area: 1708 HX Base Yr



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

96051 HICKORY PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	277,334
TOTAL MARKET OB/XF VALUE	9,130
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	371,464
SOH/AGL Deduction	0
ASSESSED VALUE	371,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,464
TOTAL JUST VALUE	371,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706496	REPAIR/RRF	9,920	10/01/2017
B1706187	1 DOOR	1,516	10/01/2017
985026	NEW CONSTR	86,117	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2749/1755	11/07/2024	WD	Q	I	01	461,000
GRANTOR: ROWLAND ASHLIE & JASO						
GRANTEE: ARNOLD DANIEL						
2323/0387	12/06/2019	WD	Q	I	02	254,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: KENNEDY ASHLIE & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 PTO=[YR=1998] N4 W38 S14 E10 N10 E28 $
FSP=[YR=1998] W28 S10 E18 N4 E10 N6 $ S6 W10 S4 W28 S14 W2 S6
E2 S14 E12 N4 E8 FOP=[YR=1998] S4 E12 N4 W3 N2 W6 S2 W3 $ E3
N2 E6 S2 E9 FGR=[YR=1998] S8 E20 N24 W20 S16 $ N16 E20 N24 $
.

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	0	40	3	120.00	SF	6.50	6.50	100	1998	1998	3	73	569	
2	0811	CONCRETE B	0	0	0	0	1,928.00	SF	5.20	5.20	100	1998	1998	3	73	7,319	
3	1241	WD DECK G	0	0	0	0	432.00	UT	11.50	11.50	100	1998	1998	3	25	1,242	

LAND DESCRIPTION

TOTAL OB/XF 9,130

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