

WICKSTROM CHRISTIAN L/WICKSTROM BILLIE
410 S 8TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1025-0006-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				334,748			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				65,000			
TOTAL MARKET VALUE				399,748			
SOH/AGL Deduction				0			
ASSESSED VALUE				399,748			
TOTAL EXEMPTION VALUE		HX HB		51,411			
BASE TAXABLE VALUE				348,337			
TOTAL JUST VALUE				399,748			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				389,499			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
20211441	NEW CONSTR		185,889		09/30/2021		
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2730/63	7/29/2024	SW	Q	I	01	460,000	
GRANTOR: KMB ROCKY HILL LLC							
GRANTEE: WICKSTROM CHRISTIAN							
2614/1183	1/19/2023	WD	Q	I	01	399,900	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: KMB ROCKY HILL LLC							
BUILDING NOTES							
BUILDING DIMENSIONS							
FUS=[YR=2022;ORIG=15,0] E18 S21 W4 S10 E4 S17 W18 N48 \$							
BAS=[YR=2022;ORIG=-18,27] S21 E13 N4 E5 N23 W4 S3 W8 S3 W6 \$							
FGR=[YR=2022;ORIG=-18,6] S21 E6 N3 E8 N3 E4 N15 W18 \$							
FOP=[YR=2022;ORIG=-18,48] S6 E14 E4 N10 W5 S4 W13 \$							
FOP=[YR=2022;ORIG=0,0] W18 S6 E18 N6 \$							
FOP=[YR=2022;ORIG=33,48] S6 W18 N6 E18 \$							
STR=[YR=2022;ORIG=33,21] S10 W4 N10 E4 \$							
STP=[YR=2022;ORIG=-4,54] S3 E3 N3 W3 \$							
PTR=[ORIG=0,0] E15 W15 \$							
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
65,000							
Common: 65,000 PRINTED 07/09/2026 BY SYS							