BLK 233 ELY 100 FT OF N1/2 OF
LOT 10 IN OR 1008/110
CITY OF FDNA BEACH

MACK MARIONETTE V
1232 HICKORY ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0233-0101

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

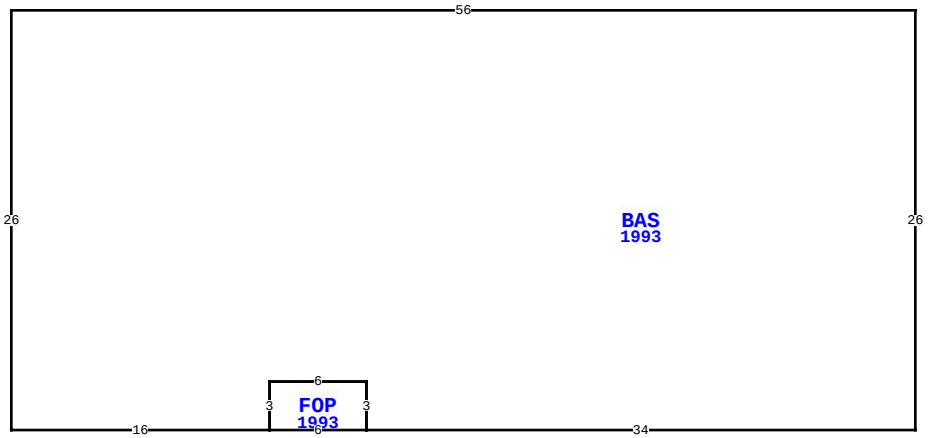
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1993	1,438	143,297
FOP	18	30	1993	5	498
TOTALS	1,456			1,443	143,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,443	111.0000	116.55	168,182	1986	1995	0	0	0	14.50	85.50

1 SINGLE FAM 100% - 1979 Heated Area: 1438 HX Base Yr 1979



1232 HICKORY ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		143,796
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		375,996
SOH/AGL Deduction		302,544
ASSESSED VALUE		73,452
TOTAL EXEMPTION VALUE	HX HB	48,452
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		375,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080409	REPAIR/RRF	1,500	03/18/2008
20051588	REPAIR/RRF	4,000	04/15/2005
5333	XFOB	500	04/28/1989
4864	XFOB	100	05/27/1988
3694	NEW CONSTR	50,510	05/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1008/0110	9/18/2001	QC	Q	I	06	100
GRANTOR: MACK EUGENE JR						
GRANTEE: MACK MARIONETTE V						
0231/0070	1/06/1977	CT	U	I		17,280
GRANTOR: CLERK OF COURT						
GRANTEE: NATIONAL HOMES ACCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E16 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E34 N26$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/09/2026 BY SYS