BLOCK 233 E100 FT OF W130 FT
OF N1/2 OF LOT 10
IN OR 127/296

BAKER KENNETH/BAKER MARY EST
1222 HICKORY ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0233-0104**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 1.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

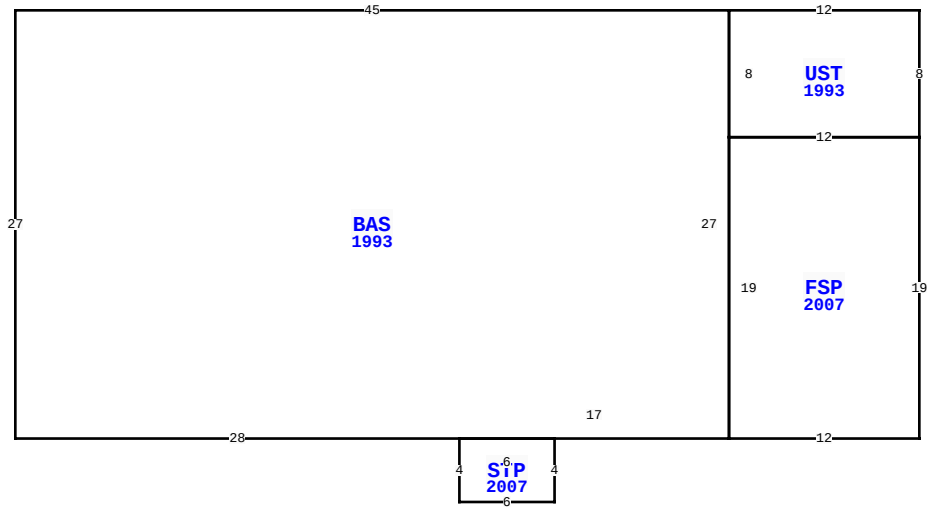
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,215 | 100 | 1993 | 1,215 | 117,080 |
| FSP | 228 | 40 | 2007 | 91 | 8,769 |
| STP | 24 | 10 | 2007 | 2 | 193 |
| UST | 96 | 45 | 1993 | 43 | 4,143 |
| TOTALS | 1,563 | | | 1,351 | 130,185 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,351 | 131.1000 | 137.66 | 185,979 | 1970 | 1985 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 55% - 2003 Heated Area: 1215 HX Base Yr 2003




1222 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 | | 130,185 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 232,200 |
| TOTAL MARKET VALUE | | 362,385 |
| SOH/AGL Deduction | | 218,289 |
| ASSESSED VALUE | | 144,096 |
| TOTAL EXEMPTION VALUE | HA HAB VX SX | 43,425 |
| BASE TAXABLE VALUE | | 100,671 |
| TOTAL JUST VALUE | | 362,385 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 357,569 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100817 | REPAIR/RRF | 3,680 | 05/14/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0127/0296 | 6/29/1972 | TA | Q | I | | 19,500 |

GRANTOR: BOHANNON LEWIS L & SH
GRANTEE: BAKER KENNETH

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W45 S27 E28 STP=[YR=2007] S4 E6 N4 W6$ E17 FSP=[YR=2007] E12 N19 W12 S19$ N27$ S8 E12 N8$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 55 | | 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