BLOCK 240 E50 FT OF W130 FT OF
LOT 6
IN OR 1406/182

CONNELLY TERESA A & KATIE MARIE
1323 HICKORY ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0240-0063

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

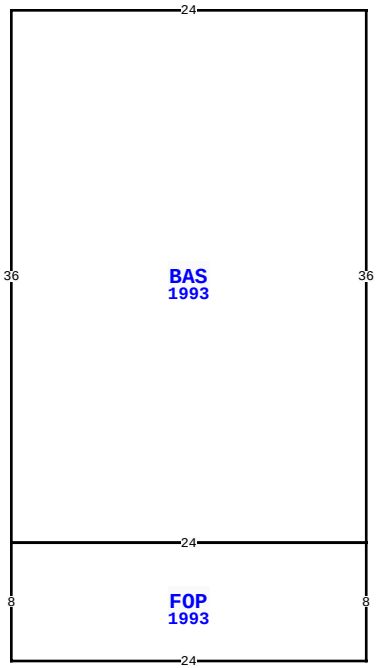
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	82,413
FOP	192	30	1993	58	5,533
TOTALS	1,056			922	87,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	922	109.7820	115.27	106,279	1975	1985	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2013 Heated Area: 864 HX Base Yr 2013



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

1323 HICKORY ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,946
TOTAL MARKET OB/XF VALUE		696
TOTAL LAND VALUE - MARKET		160,650
TOTAL MARKET VALUE		249,292
SOH/AGL Deduction		183,828
ASSESSED VALUE		65,464
TOTAL EXEMPTION VALUE	HX HB VX WX	50,464
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		249,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130486	REROOF W/30YR SHN	0	03/11/2013
20120288	REPIPE & RESET FI	1,400	02/22/2012
20022150	REPAIR& EXTEND DR	0	12/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/0182	4/21/2006	QC	Q	I	01	31,600
GRANTOR: CONNELLY JOHN F & TER						
GRANTEE: CONNELY JOHN F ETAL						
1159/1519	8/05/2003	WD	Q	I		85,000
GRANTOR: GASS MICHAEL W						
GRANTEE: CONNELLY JOHN F & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S36 FOP=[YR=1993] S8 E24 N8W24$ E24 N36$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1975	1975	3	20	600	
2	1243	WD DECK F	0	100	6	8	48.00	SF	8.00	8.00	100	1975	1975	3	20	77	
3	1243	WD DECK F	0	100	3	4	12.00	SF	8.00	8.00	100	1975	1975	3	20	19	

LAND DESCRIPTION

TOTAL OB/XF 696

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	0006	R-2	50.00	172.00	50.00	FF		1.00	1.00	1.19	2,700.00	3,213.00	160,650							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,650 Market: 0 Agricultural: 0 Common: 160,650 PRINTED 07/09/2026 BY SYS