LOT 83
OTTER RUN PB 5/156

ANDERSON JOHN ALLEN & SANDRA
96040 HICKORY PLACE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0083-0000

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 100
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	02	Quality Level 02

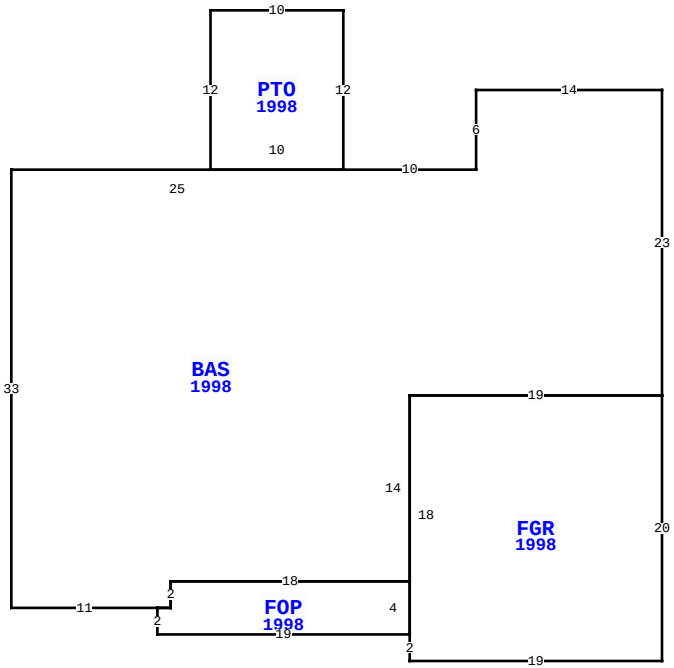
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,361	100	1998	1,361	183,936
FGR	380	55	1998	209	28,246
FOP	74	30	1998	22	2,973
PTO	120	5	1998	6	811
TOTALS	1,935			1,598	215,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,598	112.4040	156.24	249,672	1998	1998	0	0	0	13.50	86.50

1 SNGL FAM 100% - 2025 Heated Area: 1361 HX Base Yr 2025



96040 HICKORY PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,966
TOTAL MARKET OB/XF VALUE		918
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		301,884
SOH/AGL Deduction		0
ASSESSED VALUE		301,884
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		250,473
TOTAL JUST VALUE		301,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1708120	REPAIR/RRF	8,600	12/01/2017
984854	NEW CONSTR	66,515	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/164	9/13/2024	WD	Q	I	02	360,000
GRANTOR: MANLEY JOAN ELIZABETH						
GRANTEE: ANDERSON JOHN ALLEN						
2628/1775	3/31/2023	WD	Q	I	02	380,000
GRANTOR: STEWART MICHAEL B & B						
GRANTEE: MANLEY JOAN ELIZABE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 S6 W10 PTO=[YR=1998] N12 W10 S12 E10 $ W25 S33 E11 FOP=[YR=1998] S2 E19 FGR=[YR=1998] S2 E19 N20 W19 S18 $ N4 W18 S2 W1 $ E1 N2 E18 N14 E19 N23 $.

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
3	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2009	2009	3	85	918	

LAND DESCRIPTION

TOTAL OB/XF 918

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS