LOT 85
OTTER RUN PB 5/156

STONE ANITA B REVOCABLE TRUST/STONE ANITA B TRUSTE
96010 HICKORY PL
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0085-0000

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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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

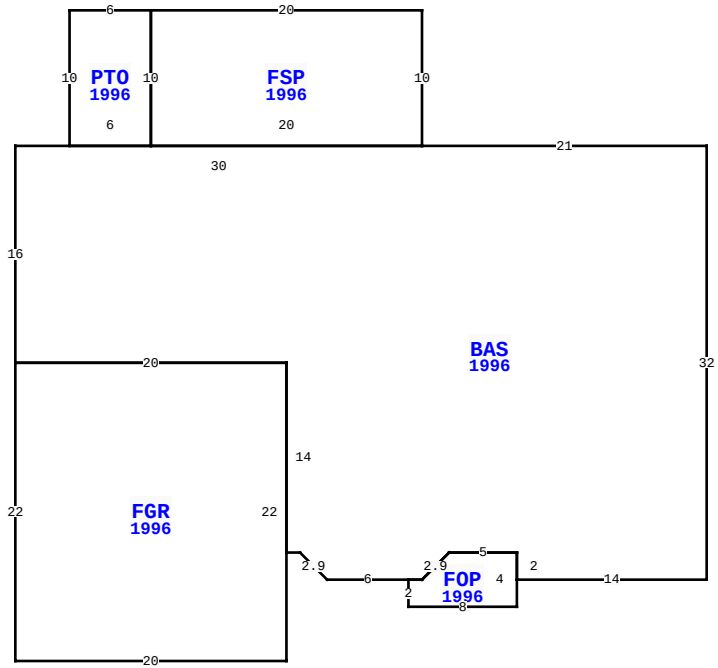
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1996	1,296	174,388
FGR	440	55	1996	242	32,564
FOP	28	30	1996	8	1,076
FSP	200	40	1996	80	10,765
PTO	60	5	1996	3	404
TOTALS	2,024			1,629	219,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,629	112.8885	156.92	255,623	1996	1996	0	0	0	14.25	85.75

1 SNGL FAM 100% - 2025 Heated Area: 1296 HX Base Yr 2025



96010 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		219,197
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		304,197
SOH/AGL Deduction		47,612
ASSESSED VALUE		256,585
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,174
TOTAL JUST VALUE		304,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108549	ROOF	9,040	06/29/2021
95-02479	NEW CONSTR	54,075	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2835/1690	12/16/2025	WD	U	I	11	100
GRANTOR: STONE ANITA B						
GRANTEE: STONE ANITA B REVOC						
2710/1792	5/07/2024	WD	Q	I	01	350,000
GRANTOR: BROWN CHRISTOPHER H						
GRANTEE: STONE ANITA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W21 FSP=[YR=1996] N10 W20 PTO=[YR=1996] W6 S10 E6 N10$ S10 E20 $ W30 S16 FGR=[YR=1996] S22 E20 N22 W20$ E20 S14 E1 D2 R2 E6 FOP=[YR=1996] S2 E8 N4 W5 L2 D2 W1 $ E1 U2 R2 E5 S2 E14 N32$.

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	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