LOT 86
IN OR 2141/785
OTTER RUN PB 5/156

DEPIERRO CHRISTOPER & SARA YASTE
96004 HICKORY PLACE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0086-0000

BUILDING CHARACTERISTICS

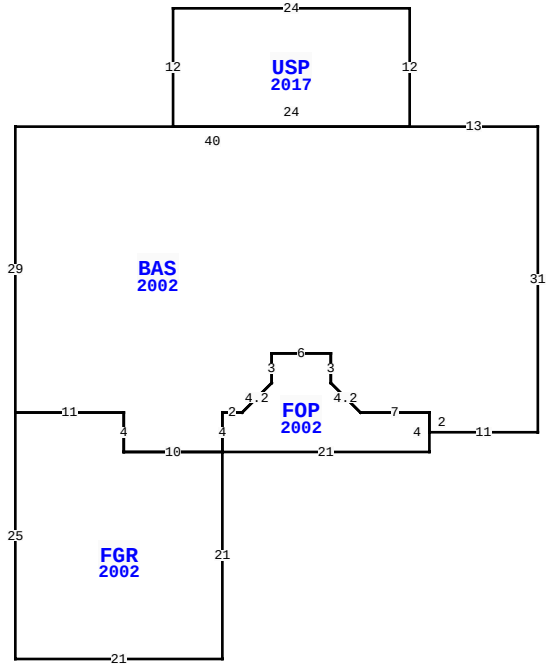
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,554	100	2002	1,554	207,339
FGR	485	55	2002	267	35,624
FOP	129	30	2002	39	5,204
USP	288	30	2017	86	11,474
TOTALS	2,456			1,946	259,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,946	108.4615	150.76	293,379	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2018 Heated Area: 1554 HX Base Yr 2018



96004 HICKORY PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,640
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		344,640
SOH/AGL Deduction		183,821
ASSESSED VALUE		160,819
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,408
TOTAL JUST VALUE		344,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2002844	REPAIR/RRF	15,250	04/01/2020
B1706519	SCRN PORCH	6,612	10/01/2017
B0209787	NEW CONSTR	121,348	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2141/0785	8/21/2017	WD	Q	I	01	215,000
GRANTOR: PETERS WILLIAM P						
GRANTEE: DEPIERRO CHRISTOPER						
1798/0837	6/15/2012	WD	Q	I	01	145,300
GRANTOR: PETERS EMILY E						
GRANTEE: PETERS WILLIAM P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 USP=[YR=2017] N12 W24 S12 E24$ W40 S29
FGR=[YR=2002] S25 E21 N21 FOP=[YR=2002] E21 N4 W7 U3 L3 N3
W6 S3 D3 L3 W2 S4$ W10 N4 W11$ E11 S4 E10 N4 E2 U3 R3 N3
E6 S3 D3 R3 E7 S2 E11 N31$.

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	000134	C	RES POND	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 04/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS