LOT 90
OTTER RUN PB 5/156

DOUGHERTY TIMOTHY W & PATTI A L/E/
96031 HICKORY PLACE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

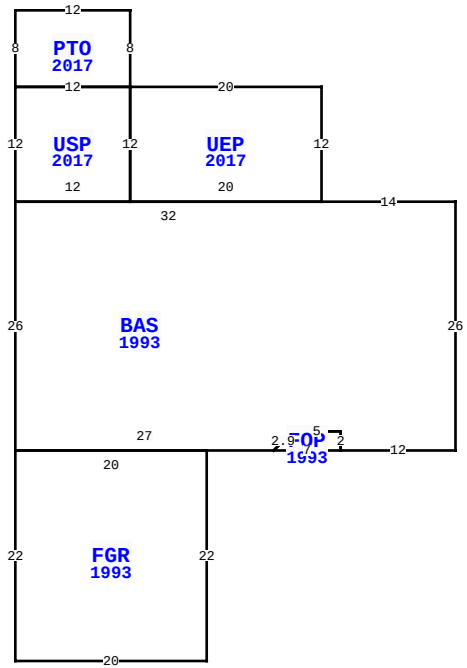
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,184	100	1993	1,184	182,647
FGR	440	55	1993	242	37,332
FOP	12	30	1993	4	617
PTO	96	5	2017	5	771
UEP	240	60	2017	144	22,213
USP	144	30	2017	43	6,634
TOTALS	2,116			1,622	250,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,622	115.6017	160.69	260,639	1991	2016	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2017 Heated Area: 1184 HX Base Yr 2017



96031 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		250,213
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		338,573
SOH/AGL Deduction		134,103
ASSESSED VALUE		204,470
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,059
TOTAL JUST VALUE		338,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702449	SCRN ENCLSRE	8,035	03/24/2017
B1531133	REPAIR/RRF	64,055	09/01/2015
B22613	REMODEL	9,000	06/01/2009
7021	NEW CONSTR	55,136	02/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2855/0512	3/20/2026	WD	U	I	11	100
GRANTOR: DOUGHERTY TIMOTHY W &						
GRANTEE: CARROLL EIRINN K						
2084/0818	11/21/2016	WD	Q	I	01	185,000
GRANTOR: THE JOHN STOKES COMPA						
GRANTEE: DOUGHERTY TIMOTHY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UEP=[YR=2017] N12 W20 PTO=[YR=2017] N8 W12 S8 E12$ USP=[YR=2017] W12 S12 E12 N12$ S12 E20$ W32 S26 FGR=[YR=1993] S22 E20 N22 W20$ E27 FOP=[YR=1993] E7 N2W5 D2 L2 $ U2 R2 E5 S2 E12 N26$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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 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