LOT 80
IN OR 1567/33
BUCKS FDNA BEACH #1 PB 2/30

HICKS KIMBERLY
120 N 15TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

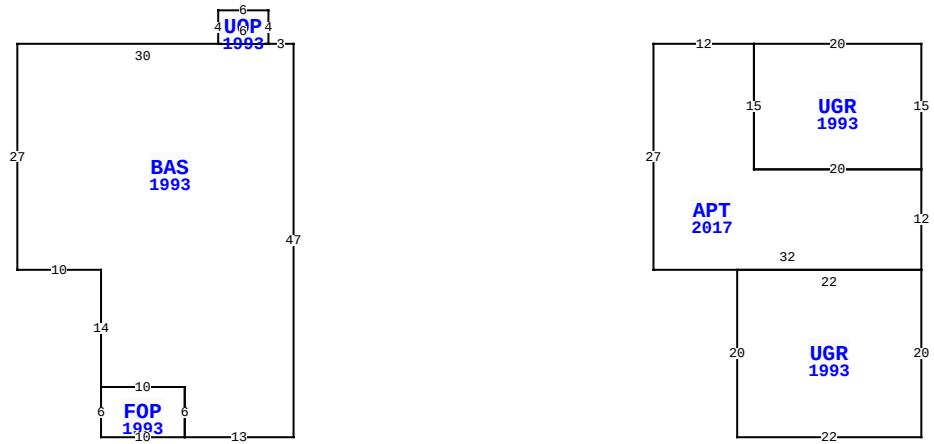
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	564	100	564	46,117
BAS	1,291	100	1,291	105,562
FOP	60	30	18	1,472
UGR	300	45	135	11,039
UGR	440	45	198	16,190
UOP	24	20	5	409
TOTALS	2,679		2,211	180,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,211	85.9750	102.53	226,694	1948	1970	0	0	0	20.25	79.75

1 DUPLEX – 0% - 0 Heated Area: 1855 HX Base Yr



2717 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	180,788
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	312,000
TOTAL MARKET VALUE	492,788
SOH/AGL Deduction	52,944
ASSESSED VALUE	439,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	439,844
TOTAL JUST VALUE	492,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021798	REPAIR/RRF	10,000	10/17/2002
B021743	REMODEL	3,000	10/08/2002
B020839	REPAIR/RRF	5,000	05/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/0033	5/16/2008	PR	U	I	01	100
GRANTOR: HICKS KIMBERLY P/R						
GRANTEE: HICKS KIMBERLY						
1095/0050	11/18/2002	QC	U	I	01	24,900
GRANTOR: LEWELLEN PHYLLIS TRUS						
GRANTEE: LEWELLEN BURGESS B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=1993] N4 W6 S4 E6 $ W30 S27 E10 S14
FOP=[YR=1993] S6 E10 N6 W10 $ E10 S6 E13 N47 $ PTR= E43
APT=[YR=2017] E12 UGR=[YR=1993] E20 S15 W20 N15$ S15 E20 S12
UGR=[YR=1993] S20 W22 N20 E22$ W32 N27$ W43$.

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	000800	C	MULTI-FAM	0			50.00	110.00	50.00	FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000							

REVIEW DATE 02/09/2018 BY DJ Total Acres: 0.00 Total Land Value: 312,000 Market: 0 Agricultural: 0 Common: 312,000 PRINTED 08/02/2023 BY SYS