

BLOCK 140 N1/2 OF LOT 2
IN OR 2203/363
CITY OF FDNA BEACH

HICKS ROBERT & KIMBERLY
120 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0140-0021



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 90	
Roof Cover	03	COMP SHNGL 10	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 50	
Interior Floo	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	2	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units	0	100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
APT	624	100	80,860
HXB	598	100	77,491
HXP	119	30	4,665
UOP	25	20	648
UOP	168	20	4,406
TOTALS	1,534	1,297	168,070

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,297	122.0960	145.60	188,843	1920	2000	0	0	0	11.00	89.00	
1 DUPLEX - 0% - 0				Heated Area: 1222				HX Base Yr					

The floor plan diagram illustrates a duplex layout with three units: UQP 1993, APT 1993, and HXP 1993. The units are arranged in a vertical stack. UQP 1993 is at the top, APT 1993 is in the middle, and HXP 1993 is at the bottom. The overall dimensions of the layout are 24 units wide and 28 units deep. The units are separated by walls, and the overall layout is enclosed by a boundary. The dimensions for each unit are: UQP 1993 (5 units wide, 5 units deep), APT 1993 (24 units wide, 24 units deep), and HXP 1993 (17 units wide, 17 units deep). The overall layout dimensions are 24 units wide and 28 units deep.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		168,070	
TOTAL MARKET OB/XF VALUE		470	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		368,540	
SOH/AGL Deduction		142,888	
ASSESSED VALUE		225,652	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		225,652	
TOTAL JUST VALUE		368,540	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,827	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040838	100AMP CHANGE OUT	1,000	05/03/2004
20040723	2 H/AC UNITS	4,000	04/13/2004
7203	REMODEL	1,500	07/20/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2203/0363	2/28/2018	PR U	I	19	
GRANTOR: MURRAY CHRISTOPHER B					
GRANTEE: HICKS ROBERT & KIMB					
2180/0698	2/28/2018	PR U	I	19	
GRANTOR: MURRAY GERALD L & LAU					
GRANTEE: HICKS ROBERT & KIMB					

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXB=[YR=1993] N15 UOP=[YR=1993] E6 N28 W6 S28\$N8 APT=[YR=1993] N24 W7 UOP=[YR=1993] N5 W5 S5 E5\$W19 S24 E26\$W26 S23 E8 HXP=[YR=1993] S7 E17 N7 W17\$ E18\$.									

L N	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
1	0810	CONCRETE A	0	0	19	15		285.00	SF 6.50	100	1920	1920	3	20	371	
2	1242	WD DECK A	0	0	5	4		20.00	SF 10.00	100	2006	2006	3	31	62	
3	1242	WD DECK A	0	0	4	3		12.00	SF 10.00	100	2006	2006	3	31	37	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000		