BLK 260 TRACT D OF LOT 10
OR 173/27
CITY OF FDNA BEACH

HICKS JAMES E L/E/
1420 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0260-10D0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03

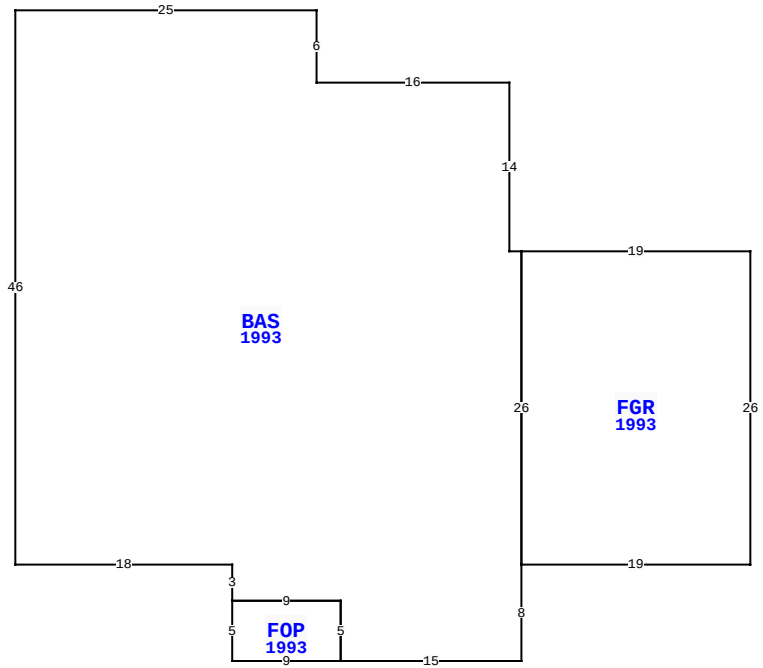
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	1,963	152,692
FGR	494	55	272	21,158
FOP	45	30	14	1,089
TOTALS	2,502		2,249	174,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,249	120.5400	108.79	244,669	1973	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 1975 Heated Area: 1963 HX Base Yr 1975



1420 ATLANTIC AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,938
TOTAL MARKET OB/XF VALUE		3,639
TOTAL LAND VALUE - MARKET		162,792
TOTAL MARKET VALUE		341,369
SOH/AGL Deduction		186,000
ASSESSED VALUE		155,369
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		100,369
TOTAL JUST VALUE		341,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110016	ONE 3.5TON HV/AC	0	01/04/2011
20020457	REROOF	0	03/18/2002
972325	REPLACE RISER&MET	0	12/01/1997
972196	REPIPE	0	10/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/0196	3/08/2021	LE	U	I	11	100
GRANTOR: HICKS JAMES E & LYNN						
GRANTEE: HURWITZ MELISSA L &						
0147/0629	1/01/1973	WD	Q	I		42,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N14 W16 N6 W25 S46 E18 S3 FOP=[YR=1993] S5 E9 N5W9$ E9 S5 E15 N8 FGR=[YR=1993] E19 N26 W19 S26$ 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
1	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50	6.50	100	1973	1973	3	25	351	
2	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	1980	1980	3	35	2,048	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 3,639

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	SFR	100	0003	R-1	76.00	172.00	76.00	FF		1.00	1.00	1.19	1,800.00	2,142.00	162,792							

REVIEW DATE 10/28/2018 BY KWX Total Acres: 0.00 Total Land Value: 162,792 Market: 0 Agricultural: 0 Common: 162,792 PRINTED 08/02/2023 BY SYS