

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

2024

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	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	624	100	624	84,283
HXB	598	100	598	80,771
HXP	119	30	36	4,862
UOP	25	20	5	675
UOP	168	20	34	4,592
TOTALS	1,534		1,297	175,184

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	152.62	197,948	1920	2000	0	0	0	11.50	88.50

1 DUPLEX - 0% - 0

Heated Area: 1222

HX Base Yr

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						175,184
TOTAL MARKET OB/XF VALUE						457
TOTAL LAND VALUE - MARKET						200,000
TOTAL MARKET VALUE						375,641
SOH/AGL Deduction						127,424
ASSESSED VALUE						248,217
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						248,217
TOTAL JUST VALUE						375,641
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						368,540

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	19	15		285.00	SF 6.50	100	1920	1920
2	1242	WD DECK A	0	0	5	4		20.00	SF 10.00	100	2006	2006
3	1242	WD DECK A	0	0	4	3		12.00	SF 10.00	100	2006	2006
TOTAL OB/XF 457												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF		1.00
Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000												