BLOCK 13 E1/2 OF LOTS 1 & 2
IN OR 1977/1913
AMERICAN BEACH 2 PB 3/6

HICKS COLLEEN E
810 ROBERTS WAY
KENNETT SQUARE, PA 19348

2025

00-00-30-010B-0013-0011

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 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

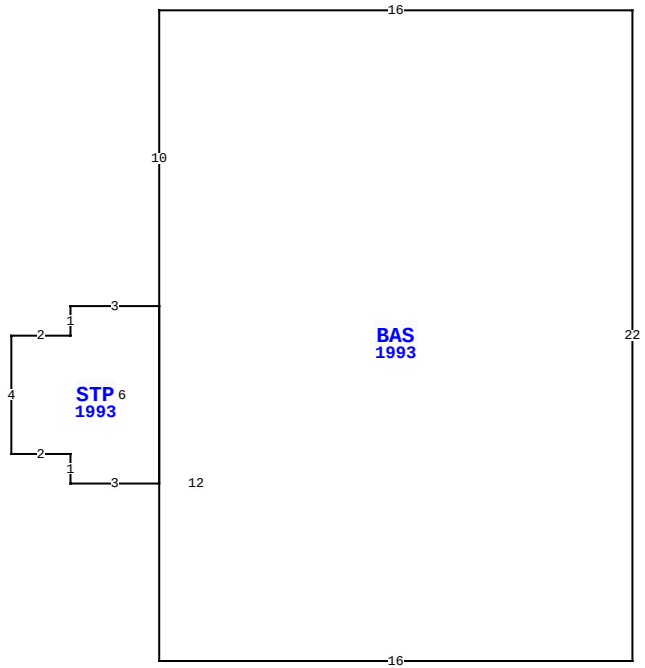
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100	1993	352	23,987
STP	26	10	1993	3	204
TOTALS	378			355	24,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	355	92.4000	92.40	32,802	1948	1948	0	0	0	26.25	73.75

1 SINGLE FAM – 0% - 0 Heated Area: 352 HX Base Yr



1752 JULIA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	161,772
TOTAL MARKET OB/XF VALUE	356
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	462,128
SOH/AGL Deduction	200,610
ASSESSED VALUE	261,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,518
TOTAL JUST VALUE	462,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/1913	5/01/2015	WD	Q	I	01	130,000
GRANTOR: MIMS LAURETTA H						
GRANTEE: HICKS COLLEEN E						
1404/1280	4/17/2006	WD	Q	I	06	18,500
GRANTOR: HANSBERRY LAURETTA &						
GRANTEE: MIMS LAURETTA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S10 STP=[YR=1993] W3 S1 W2 S4 E2 S1 E3 N6 $ S12 E16 N22 $.

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	0	0	0	117.00	SF	6.50	6.50	100	1960	1960	3	20	152	
2	1242	WD DECK A	0	0	17	6	102.00	SF	10.00	10.00	100	1994	1994	3	20	204	

LAND DESCRIPTION

TOTAL OB/XF 356

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	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	300,000							

REVIEW DATE 01/23/2024 BY NWX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

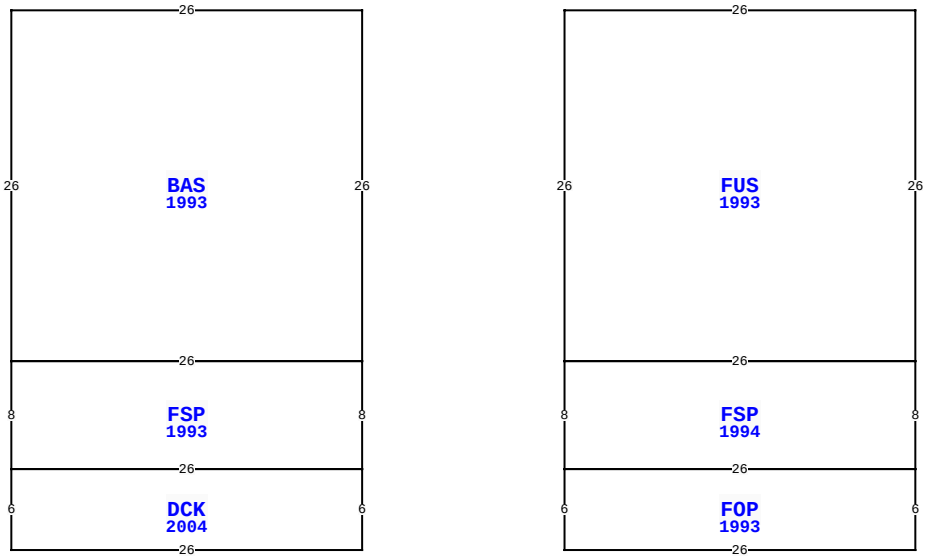
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	1993	676	58,827
DCK	156	10	2004	16	1,392
FOP	156	30	1993	47	4,090
FSP	208	40	1993	83	7,223
FSP	208	40	1994	83	7,223
FUS	676	100	1993	676	58,827
TOTALS	2,080			1,581	137,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	115.2600	115.26	182,226	1955	1955	0	0	0	24.50	75.50

2 SINGLE FAM – 0% - 0 Heated Area: 1352 HX Base Yr



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1404/1280	4/17/2006	WD	Q	I	06	18,500
GRANTOR: HANSBERRY LAURETTA &						
GRANTEE: MIMS LAURETTA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S26 FSP=[YR=1993] S8 DCK=[YR=2004] S6 E26 N6 W26$ E26 N8 W26$ E26 N26$ PTR=E15 FUS=[YR=1993] E26 S26 FSP=[YR=1994] S8 FOP=[YR=1993] S6 W26 N6 E26$ W26 N8 E26$ W26 N26$ W15$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/23/2024 BY NWX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS