PT OF LOT 8 IN OR 1863/1687
SUB OF SEC 30 PBK 1/5

HICKS DOUGLAS G & BENITA W
19 FLORIDA RD
TOWSON, MD 21204

2025

00-00-30-0800-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

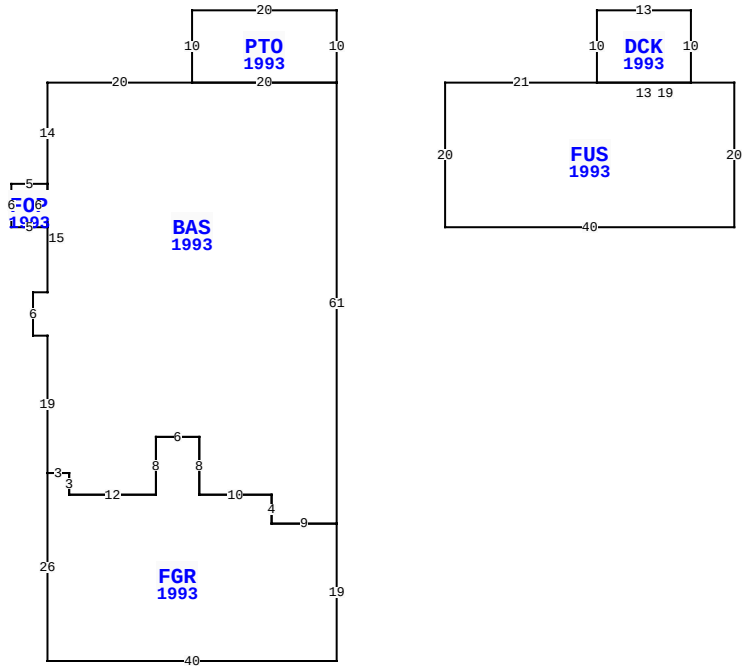
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	1993	2,271	193,821
DCK	130	10	1993	13	1,109
FGR	941	55	1993	518	44,209
FOP	30	30	1993	9	768
FUS	800	100	1993	800	68,277
PTO	200	5	1993	10	853
TOTALS	4,372			3,621	309,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,621	106.0200	106.02	383,898	1982	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 3071 HX Base Yr



1675 CLINCH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	309,038
TOTAL MARKET OB/XF VALUE	17,411
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	776,449
SOH/AGL Deduction	146,789
ASSESSED VALUE	629,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	629,660
TOTAL JUST VALUE	776,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	763,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22162	REMODEL	1,435	12/01/2008
5902	GARAGE	9,792	07/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1863/1687	6/19/2013	WD	Q	I	02	290,000
GRANTOR: POULSEN CLAIRE S						
GRANTEE: HICKS DOUGLAS G & B						
1792/0154	4/20/2012	QC	U	I	11	100
GRANTOR: POULSEN HENRY T & CLA						
GRANTEE: POULSEN CLAIRE S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W20 S10 BAS=[YR=1993] W20 S14 FOP=[YR=1993] W5 S6 E5 N6 $ S15 W2 S6 E2 S19 FGR=[YR=1993] S26 E40 N19 W9 N4 W10 N8 W6 S8 W12 N3 W3 $ E3 S3 E12 N8 E6 S8 E10 S4 E9 N61 W20 $ E20 N10 $ PTR= E15 S10 FUS=[YR=1993] E21 DCK=[YR=1993] N10 E13 S10 W13 $ E19 S20 W40 N20 $N10 W15 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	
2	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1989	1989	3	20	4,032	
3	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
4	0810	CONCRETE A	0	0	0	0	2,600.00	SF	6.50	6.50	100	1987	1987	3	49.5	8,366	
5	0858	SCULP CONC	0	0	16	11	176.00	SF	13.00	13.00	100	1993	1993	3	88	2,013	
6	1242	WD DECK A	0	0	0	0	770.00	SF	10.00	10.00	100	1990	1990	3	20	1,540	

LAND DESCRIPTION

TOTAL OB/XF 17,411

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	000116	C	RES MARSH	0	0006	RSF-2	0.00	0.00	150.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS