BLOCK 27 LOT S 60 FT OF 9
IN OR 1609/1523
CITY OF FDNA BEACH

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

2025

00-00-31-1800-0027-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

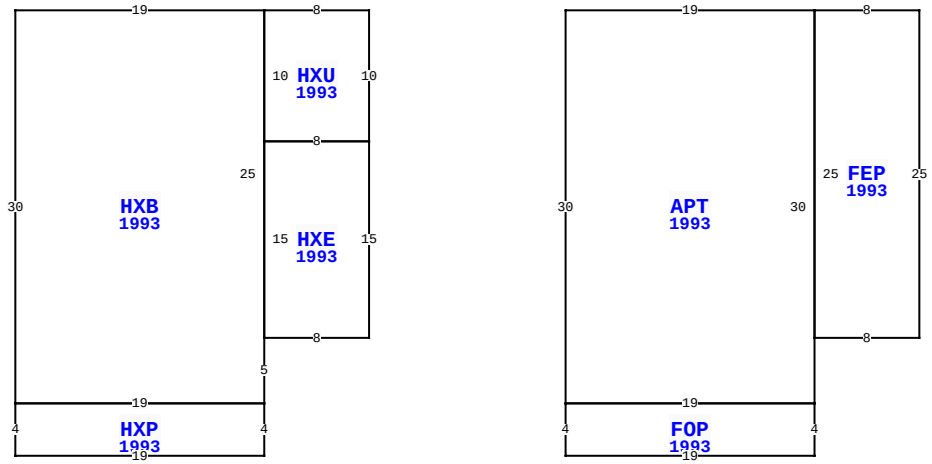
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	570	100	1993	570	78,586
FEP	200	80	1993	160	22,060
FOP	76	30	1993	23	3,171
HXB	570	100	1993	570	78,586
HXE	120	80	1993	96	13,236
HXP	76	30	1993	23	3,171
HXU	80	55	1993	44	6,066
TOTALS	1,692			1,486	204,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,486	125.4600	165.61	246,096	1900	1990	0	0	0	16.75	83.25

1 DUPLEX – 0% - 0 Heated Area: 1236 HX Base Yr



233 S 6TH ST U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	204,875
TOTAL MARKET OB/XF VALUE	593
TOTAL LAND VALUE - MARKET	205,200
TOTAL MARKET VALUE	410,668
SOH/AGL Deduction	79,633
ASSESSED VALUE	331,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,035
TOTAL JUST VALUE	410,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	368,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072106	REROOF W/METAL	1,900	11/26/2007
20051421	H/AC	2,000	03/18/2005
20041754	REPLACE CONDENSER	0	09/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1609/1523	2/27/2009	WD	Q	I	01	182,000
GRANTOR: JORJ INC						
GRANTEE: HICKS ROBERT F & KI						
0877/1213	4/06/1999	WD	U	I	09	600,000
GRANTOR: PHILCOX CHRISTOPHER J						
GRANTEE: JORJ INC						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W8 HXB=[YR=1993] W19 S30 HXP=[YR=1993] S4 E19N4 W19 $ E19 N5 HXE=[YR=1993] E8 N15 W8 S15 $ N25 $ S10 E8 N10 $ PTR= E15 APT=[YR=1993] E19 FEP=[YR=1993] E8 S25 W8 N25 $ S30 FOP=[YR=1993] S4 W19 N4 E19 $ W19 N30 $ 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	0825	BRICK	0	0	2	6	12.00	SF	12.50	12.50	100	1996	1996	3	91	137	
2	0810	CONCRETE A	0	0	78	3	234.00	SF	6.50	6.50	100	1980	1980	3	30	456	

LAND DESCRIPTION

TOTAL OB/XF 593

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	000800	C	MULTI-FAMILY	0	0003	R-2	60.00	50.00	60.00	FF		1.00	1.00	0.72	4,750.00	3,420.00	205,200							

REVIEW DATE 06/07/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,200 Market: 0 Agricultural: 0 Common: 205,200 PRINTED 07/30/2025 BY SYS