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

2025

00-00-31-1800-0140-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

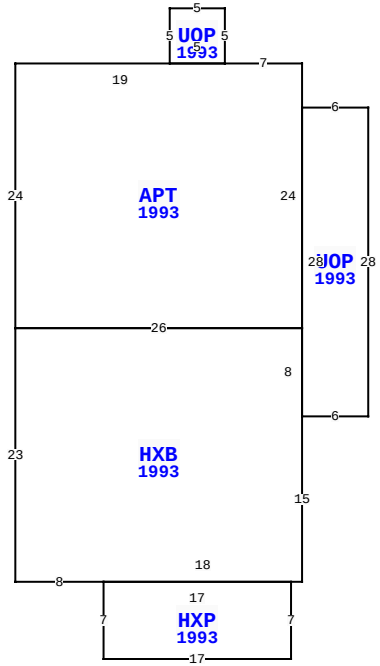
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	624	100	1993	624	88,502
HXB	598	100	1993	598	84,814
HXP	119	30	1993	36	5,106
UOP	25	20	1993	5	709
UOP	168	20	1993	34	4,822
TOTALS	1,534			1,297	183,953

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	161.17	209,037	1920	2000	0	0	0	12.00	88.00

1 DUPLEX – 0% - 0 Heated Area: 1222 HX Base Yr



510 S 6TH ST A&B, 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	183,953
TOTAL MARKET OB/XF VALUE	448
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	396,901
SOH/AGL Deduction	123,862
ASSESSED VALUE	273,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,039
TOTAL JUST VALUE	396,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040838	100AMP CHANGE OUT	1,000	05/03/2004
20040723	2 H/AC UNITS	4,000	04/13/2004
7203	REMODEL	1,500	07/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/0363	2/28/2018	PR	U	I	19	180,000
GRANTOR: MURRAY CHRISTOPHER B						
GRANTEE: HICKS ROBERT & KIMB						
2180/0698	2/28/2018	PR	U	I	19	59,000
GRANTOR: MURRAY GERALD L & LAU						
GRANTEE: HICKS ROBERT & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] N15 UOP=[YR=1993] E6 N28 W6 S28$N8
APT=[YR=1993] N24 W7 UOP=[YR=1993] N5 W5 S5 E5$W19 S24
E26$W26 S23 E8 HXP=[YR=1993] S7 E17 N7 W17$ E18$.

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	19	15	285.00	SF	6.50	6.50	100	1920	1920	3	20	371	
2	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2006	2006	3	24	48	
3	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	2006	2006	3	24	29	

LAND DESCRIPTION

TOTAL OB/XF 448

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 06/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS