PT OF LOT 8 IN OR 1792/157
SUB OF SEC 30 PBK 1/5

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

2026

00-00-30-0800-0008-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	483,750
TOTAL MARKET VALUE	483,750
SOH/AGL Deduction	181,976
ASSESSED VALUE	301,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,774
TOTAL JUST VALUE	483,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	483,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1792/0157	4/20/2012	WD	Q	V	02	145,000

GRANTOR: POULSEN CLAIRE S

GRANTEE: HICKS DOUGLAS C & B

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

CLINCH DR, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	215.00	FF		1.00	1.00	0.75	3,000.00	2,250.00	483,750							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 483,750 Market: 0 Agricultural: 0 Common: 483,750 PRINTED 07/09/2026 BY SYS