

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

2026

00-00-31-1800-0140-0021



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
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NEIGHBORHOOD/LOC	1001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	624	100	1993	624	92,662
HXB	598	100	1993	598	88,801
HXP	119	30	1993	36	5,346
UOP	25	20	1993	5	743
UOP	168	20	1993	34	5,049
TOTALS	1,534			1,297	192,600

EXTRA FEATURES					
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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
2	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2006	2006	3	22	44	
3	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	2006	2006	3	22	26	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

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	169.71	220,114	1920	2000	0	0	12.50	87.50
1 DUPLEX 0% - 0											
Heated Area: 1222											
HX Base Yr											

UOP 1993

APT 1993

HXB 1993

HXP 1993

JOP 1993

510 S 6TH ST	A&B, FERNANDINA BEACH	BLD DATE		LGL DATE		05/22/2025	MLU
		XF DATE		LAND DATE			
		INC DATE		AG DATE			

TOTAL OB/XF																	
70																	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		192,600	
TOTAL MARKET OB/XF VALUE		70	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		405,170	
SOH/AGL Deduction		104,827	
ASSESSED VALUE		300,343	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		300,343	
TOTAL JUST VALUE		405,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,901	

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	I	19	180,000	
GRANTOR: MURRAY CHRISTOPHER B							
GRANTEE: HICKS ROBERT & KIMB							
2180/0698	2/28/2018	PR U	I	I	19	59,000	
GRANTOR: MURRAY GERALD L & LAU							
GRANTEE: HICKS ROBERT & KIMB							

BUILDING NOTES																	
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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\$.																	