BLOCK 155 LOTS 25 26 & 27
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0155-0250

BUILDING CHARACTERISTICS

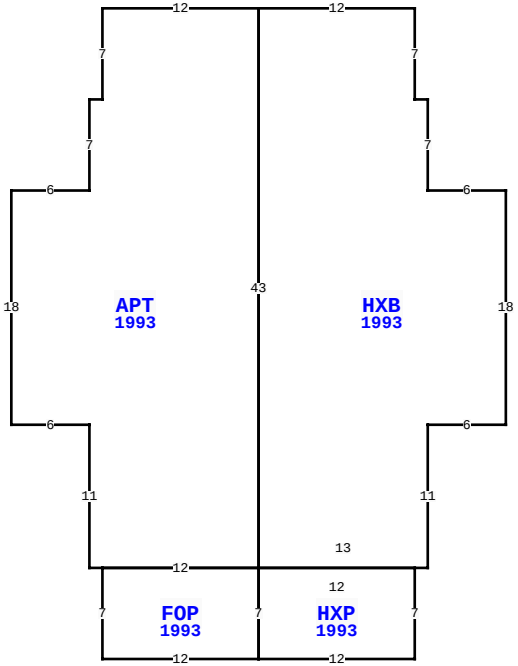
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	660	100	1993	660	98,932
FOP	84	30	1993	25	3,748
HXB	660	100	1993	660	98,932
HXP	84	30	1993	25	3,748
TOTALS	1,488			1,370	205,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,370	115.9600	161.18	220,817	1950	2010	0	0	0	7.00	93.00

1 DUPLEX 0% - 0 Heated Area: 1320 HX Base Yr



713 S 10TH ST A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	205,360
TOTAL MARKET OB/XF VALUE	57
TOTAL LAND VALUE - MARKET	202,500
TOTAL MARKET VALUE	407,917
SOH/AGL Deduction	24,093
ASSESSED VALUE	383,824
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,824
TOTAL JUST VALUE	407,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040878	DRIVEWAY	1,000	05/10/2004
20040453	TIE INTO WATER/SE	5,000	03/08/2004
20040444	H/AC	5,000	03/05/2004
20040398	150 AMP	2,000	03/02/2004
20040313	SIDING/WINDOWS/DO	15,000	02/24/2004
20040314	NEW ROOF	1,000	02/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1513	10/25/2021	WD	Q	I	01	293,000
GRANTOR: MOREY MICHAEL W & REB						
GRANTEE: HICKS ROBERT F & KI						
2249/1326	1/18/2019	WD	Q	I	02	235,500
GRANTOR: PAYNE NANCY B & PATRI						
GRANTEE: MOREY MICHAEL W & R						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] N11 E6 N18 W6 N7 W1 N7 W12 APT=[YR=1993] W12 S7 W1 S7 W6S18 E6 S11 E1 FOP=[YR=1993] S7 E12 HXP=[YR=1993] E12 N7 W12 S7$ N7 W12$ E12 N43$S43 E13$.

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	0819	CONC 12"	0	0	6	5	30.00	SF	9.50	9.50	100	1950	1950	3	20	57	

LAND DESCRIPTION

TOTAL OB/XF 57

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	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	202,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/09/2026 BY SYS