

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

00-00-31-1800-0156-0010

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

CONC BLOCK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

03

PLASTER 100

Interior Floo

13

LVT/LAMNT 80

Interior Floo

14

CARPET 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

03

MASONRY 100

Stories

1.

1. 100

Units

0

100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

DOR CODE

0800

MULTI-FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1009.00

TOTALS

1,829

1,587

132,386

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2700

01

1,587

96.0228

133.47

211,817

1949

1949

0

0

37.50

62.50

1 DUPLEX

0% - 2026

Heated Area: 1502

HX Base Yr

APR 1993

HXB 1994

HXC 1993

APT 1993

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

APT

760

100

1993

760

63,398

HXB

742

100

1994

742

61,897

HXC

257

25

1993

64

5,339

HXP

70

30

1993

21

1,752

EXTRA FEATURES

1008 GUM ST, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

R-2

50.00

100.00

50.00

FF

1.00

1.00

1.00

2,700.00

2,700.00

135,000

REVIEW DATE

06/12/2024

BY

KBA

Total Acres: 0.00

Total Land Value: 135,000

Market: 0

Agricultural: 0

Common: 135,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

132,386

0

135,000

267,386

0

267,386

0

267,386

267,386

0

0

326,932

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20042375

H/AC

5,000

12/16/2004

20042376

CHNGE SRVC

2,000

12/16/2004

6414

REPAIR/RRF

1,500

03/13/1991

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2835/853

12/15/2025

WD Q

I

02

297,500

GRANTOR: GRIMALDI ELISA M

GRANTEE: HICKS ROBERT F & KI

2578/0587

7/05/2022

WD U

I

11

100

GRANTOR: POGUE BILLY C & DANEL

GRANTEE: GRIMALDI ELISA M

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W41 S3 HXB=[YR=1994] W5 HXP=[YR=1993] N5 W14 S5 E14 \$ W25 S20 E7 S6 E17 HXC=[YR=1993] E19 N19 W11 S13 W8 S6 \$ N6 E8 N20W2\$E2 S7 E11 S13 E28 N23 \$.