

BLOCK B LOT N 1/2 OF 1  
IN OR 2234/136  
ATLANTIC HIGHLANDS SUB

BRENNAN REGINA/RITCHEY ROBIN  
21 N 18TH ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000B-0011



| 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            | 11 | CLAY TILE 50   |
| Interior Floo            | 12 | HARDWOOD 50    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| 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 | 0100 | SINGLE FAMILY    |

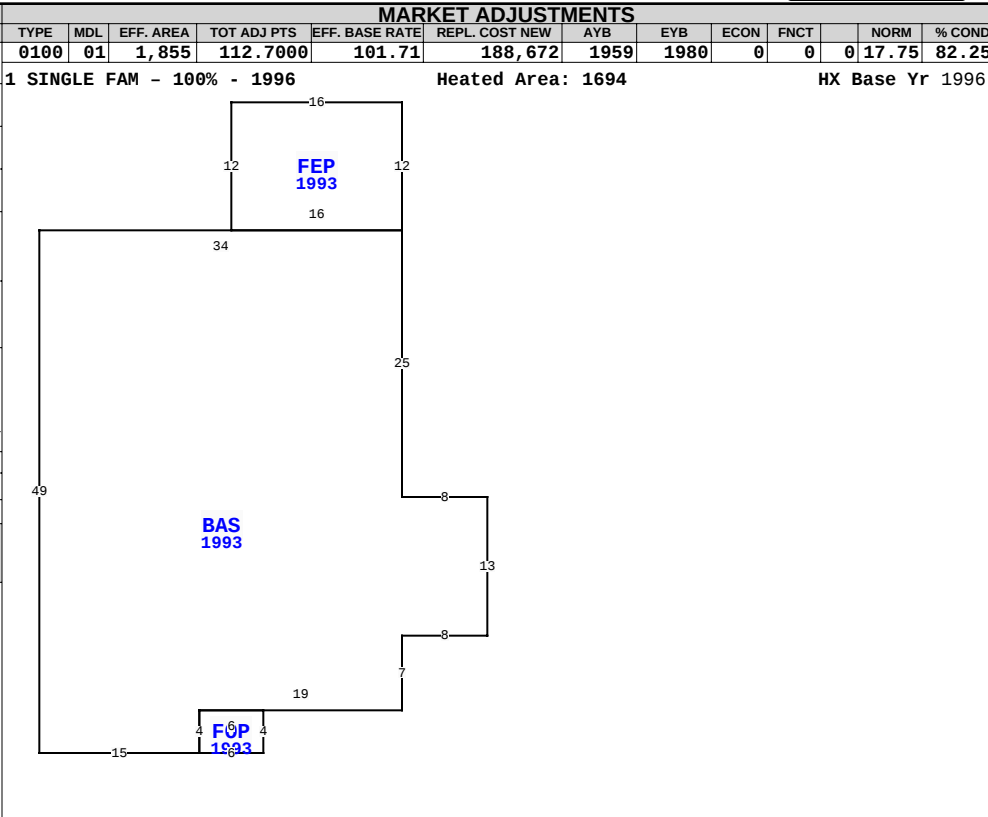
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,694            | 100         | 1,694        | 141,714              |
| FEP       | 192              | 80          | 154          | 12,883               |
| FOP       | 24               | 30          | 7            | 586                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,910 |  | 1,855 | 155,183 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2              | 0510       | GARAGE WD-  | 0   | 100 | 20 | 20 | 400.00 | SF | 35.00    | 35.00          |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 107.00 | SF | 6.50     | 6.50           |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 801.00 | SF | 6.50     | 6.50           |
| 5              | 0825       | BRICK       | 0   | 100 | 3  | 6  | 18.00  | SF | 12.50    | 12.50          |
| 8              | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 156.00 | SF | 10.00    | 10.00          |
| 9              | 0851       | PATIO STON  | 0   | 100 | 0  | 0  | 221.00 | SF | 0.75     | 0.75           |
| 10             | 0462       | ST/AL FNC   | 0   | 100 | 0  | 0  | 148.00 | SF | 10.00    | 10.00          |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 76.00 | 137.00 | 1.00        | LT        |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| TOTAL OB/XF |            |             |     |     |    |    |        |    |          |                |
|-------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1           | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2           | 0510       | GARAGE WD-  | 0   | 100 | 20 | 20 | 400.00 | SF | 35.00    | 35.00          |
| 3           | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 107.00 | SF | 6.50     | 6.50           |
| 4           | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 801.00 | SF | 6.50     | 6.50           |
| 5           | 0825       | BRICK       | 0   | 100 | 3  | 6  | 18.00  | SF | 12.50    | 12.50          |
| 8           | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 156.00 | SF | 10.00    | 10.00          |
| 9           | 0851       | PATIO STON  | 0   | 100 | 0  | 0  | 221.00 | SF | 0.75     | 0.75           |
| 10          | 0462       | ST/AL FNC   | 0   | 100 | 0  | 0  | 148.00 | SF | 10.00    | 10.00          |

| TOTAL OB/XF |          |     |                      |     |      |          |       |        |             |           |
|-------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE |
| 1           | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 76.00 | 137.00 | 1.00        | LT        |

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 155,183   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 7,954     |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 233,750   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 396,887   |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 269,817   |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 127,070   |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 50,000    |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 77,070    |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 396,887   |  |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 350,261   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20100352   | OTHER       | 600    | 02/24/2010 |
| 20022266   | REMODEL     | 1,000  | 01/02/2003 |
| 20022026   | REMODEL     | 5,000  | 11/26/2002 |
| 20021982   | REPAIR/RRF  | 20,000 | 11/19/2002 |
| 972155     | REPAIR/RRF  | 2,100  | 10/15/1997 |
| 93888      | REPAIR/RRF  | 1,500  | 10/25/1995 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2334/0136                      | 1/16/2020 | QC           | U      | I      | 11        | 100           |
| GRANTOR: BRENNAN REGINA M & RO |           |              |        |        |           |               |
| GRANTEE: BRENNAN REGINA M &    |           |              |        |        |           |               |
| 1781/1507                      | 3/02/2012 | QC           | U      | I      | 11        | 100           |
| GRANTOR: BRENNAN REGINA & ROBI |           |              |        |        |           |               |
| GRANTEE: BRENNAN REGINA & RO   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W8 N25 FEP=[YR=1993] N12 W16 S12 E16 \$ W34 S49 E15 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E19 N7 E8 N13 \$ . |  |  |  |  |  |  |  |  |  |  |