BLOCK C LOT 2(EX N'LY 73.77FT)
ATLANTIC HIGHLANDS SUB
DB 39/297

MOCK WILLIAM J JR
PO BOX 706
FERNANDINA BEACH, FL 32035-0706

2023

00-00-31-1060-000C-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

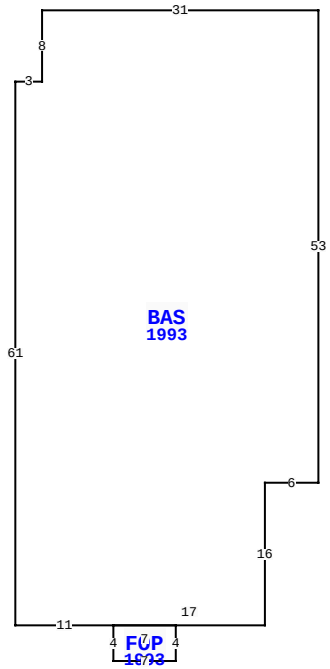
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100	2,226	190,739
FOP	28	30	8	685
TOTALS	2,254		2,234	191,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	109.7600	99.06	221,300	1938	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 0 Heated Area: 2226 HX Base Yr



16 N 18TH ST, FERNANDINA BEACH

BLD DATE	12/12/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,424
TOTAL MARKET OB/XF VALUE	8,923
TOTAL LAND VALUE - MARKET	233,750
TOTAL MARKET VALUE	434,097
SOH/AGL Deduction	115,154
ASSESSED VALUE	318,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,943
TOTAL JUST VALUE	434,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132457	PAVERS	0	10/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/1690	10/05/2004	WD	Q	I		262,500
GRANTOR: ICENHOWER HOWARD L &						
GRANTEE: MOCK WILLIAM J JR						
0545/0500	6/13/1988	WD	Q	I		82,500
GRANTOR: STONE HYMAN F JR						
GRANTEE: ICENHOWER HOWARD &						

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	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	2002	2002	3	32	3,629	
4	1242	WD DECK A	0	0	0	0	432.00	SF	10.00	10.00	100	2004	2004	3	24	1,037	
5	1243	WD DECK F	0	0	20	8	160.00	SF	3.20	3.20	100	2003	2003	3	22	113	
6	0819	CONC 12"	0	0	4	4	16.00	SF	9.50	9.50	100	1980	1980	3	35	53	
7	0819	CONC 12"	0	0	3	7	21.00	SF	9.50	9.50	100	1980	1980	3	35	70	
8	0810	CONCRETE A	0	0	116	2	232.00	SF	6.50	6.50	100	1960	1960	3	20	302	
9	0810	CONCRETE A	0	0	23	14	322.00	SF	6.50	6.50	100	1990	1990	3	62	1,298	
18	0462	ST/AL FNC	0	0	0	0	356.00	SF	10.00	10.00	100	2011	2011	3	68	2,421	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S8 W3 S61 E11 FOP=[YR=1993] S4 E7 N4 W7$ E17 N16 E6 N53$.

LAND DESCRIPTION

TOTAL OB/XF 8,923

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	000100	C	SFR	0	0006	R-1	76.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/02/2023 BY SYS