

CABOT JULIE H
18 N 18TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1060-000C-0022

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 10										0900 01 2,259 127.5960 151.52 342,284 2006 2006 0 0 7.50 92.50										Tax Group: 2 Tax Dist:									
Roof Structur 08										1 SNGL FAM - 100% - 2017 Heated Area: 2072 HX Base Yr 2017										BUILDING MARKET VALUE 316,613									
Roof Cover 03																				TOTAL MARKET OB/XF VALUE 26,435									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 233,750									
Interior Floo 15																				TOTAL MARKET VALUE 576,798									
Air Condition 03																				SOH/AGL Deduction 320,022									
Heating Type 04																				ASSESSED VALUE 256,776									
Bedrooms 04																				TOTAL EXEMPTION VALUE HX HB WX 55,000									
Bathrooms 02																				BASE TAXABLE VALUE 201,776									
Frame 1.1																				TOTAL JUST VALUE 576,798									
Stories 1.1																				NCON VALUE 0									
Units 00																				INCOME VALUE									
Occupancy 00																				PREVIOUS YEAR MKT VALUE 495,028									
Quality 04										Quality Level 04																			
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 2,072 100 2,072 290,403																													
FOP 184 30 55 7,709																													
FOP 208 30 62 8,689																													
FOP 232 30 70 9,811																													
TOTALS 2,696 2,259 316,613																													
EXTRA FEATURES										18 N 18TH ST, FERNANDINA BEACH																			
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																													
1 0510 GARAGE WD- 0 100 20 18 360.00 SF 35.00 35.00 100 2002 2002 3 32 4,032																													
2 0810 CONCRETE A 0 100 0 0 762.00 SF 6.50 6.50 100 2006 2006 3 88 4,359																													
3 0810 CONCRETE A 0 100 121 10 1,210.00 SF 6.50 6.50 100 2006 2006 3 88 6,921																													
4 0855 CONC PAVER 0 100 49 4 196.00 SF 10.00 10.00 100 2011 2011 3 93 1,823																													
5 0855 CONC PAVER 0 100 20 19 380.00 SF 10.00 10.00 100 2011 2011 3 93 3,534																													
6 0855 CONC PAVER 0 100 0 0 620.00 SF 10.00 10.00 100 2011 2011 3 93 5,766																													
LAND DESCRIPTION										TOTAL OB/XF 26,435																			
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 000100 C SFR 100 0006 R-1 74.00 136.00 1.00 LT 1.00 1.00 0.85 275,000.00 233,750.00 233,750																													
REVIEW DATE 07/15/2020 BY DJA										Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750										PRINTED 08/02/2023 BY SYS									