BLOCK H LOT 2
IN OR 987/1639
ATLANTIC HIGHLANDS SUB

BOLTON RICHARD E JR & BETHEL L
108 N 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000H-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

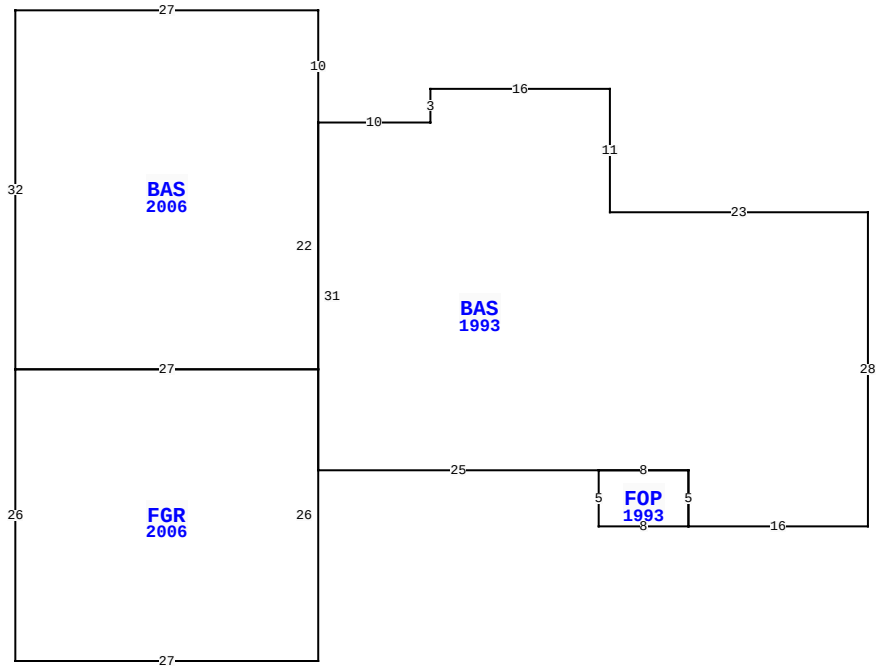
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	1,463	100	1,463	121,005
BAS	864	100	864	71,461
FGR	702	55	386	31,926
FOP	40	30	12	992
TOTALS	3,069		2,725	225,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,725	123.8400	111.77	304,573	1952	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2002 Heated Area: 2327 HX Base Yr 2002



108 N 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,384
TOTAL MARKET OB/XF VALUE		49,382
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		549,766
SOH/AGL Deduction		312,558
ASSESSED VALUE		237,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,208
TOTAL JUST VALUE		549,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090509	XFOB	500	04/27/2009
20061975	ELEC OTHER	1,000	08/24/2006
20053189	H/AC	6,000	12/15/2005
20053082	REPAIR/RRF	8,000	11/28/2005
20053053	REMODEL	2,000	11/21/2005
20052700	OTHER	1,000	09/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1639	5/23/2001	WD	Q	I		150,000
GRANTOR: HICKEY KATHRYN J						
GRANTEE: BOLTON RICHARD E JR						
0585/0345	12/05/1989	WD	Q	I		70,000
GRANTOR: BRANCH EUGENE & ANN						
GRANTEE: HICKEY KATHRYN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N11 W16 S3 W10 BAS=[YR=2006] N10 W27 S32
FGR=[YR=2006] S26 E27 N26 W27$ E27 N22$ S31 E25
FOP=[YR=1993] S5 E8 N5 W8$ E8 S5 E16 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1952	1952	3	20	700	
2	0810	CONCRETE A	0	100	59	21	1,239.00	SF	6.50	6.50	100	2006	2006	3	88	7,087	
3	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	2006	2006	3	88	2,002	
4	0810	CONCRETE A	0	100	122	3	366.00	SF	6.50	6.50	100	2006	2006	3	88	2,094	
5	0825	BRICK	0	100	0	0	62.00	SF	25.00	25.00	100	1952	1952	3	30	465	
6	0825	BRICK	0	100	4	3	12.00	SF	25.00	25.00	100	2006	2006	3	97	291	
7	0861	POOL GUNIT	0	100	35	15	525.00	SF	85.00	85.00	100	2006	2006	3	48	21,420	
8	0855	CONC PAVER	0	100	0	0	730.00	SF	18.50	18.50	100	2006	2006	3	88	11,884	
9	0462	ST/AL FNC	0	100	100	4	400.00	SF	10.00	10.00	100	2006	2006	3	48	1,920	
10	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2007	2007	3	89	469	

TOTAL OB/XF 48,332

LAND DESCRIPTION

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	100	0006	R-1	136.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 03/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS

BLOCK H LOT 2
IN OR 987/1639
ATLANTIC HIGHLANDS SUB

BOLTON RICHARD E JR & BETHEL L
108 N 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000H-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,384
TOTAL MARKET OB/XF VALUE		49,382
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		549,766
SOH/AGL Deduction		312,558
ASSESSED VALUE		237,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,208
TOTAL JUST VALUE		549,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052297	ADDITION	75,000	07/25/2005
20051953	ELEC OTHER	1,000	06/09/2005
20051954	REMODEL	2,000	06/09/2005
20051914	DEMOLITION	1,000	06/07/2005
20051783	ELEC OTHER	1,000	05/12/2005
20051768	SWIM POOL	27,000	05/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0987/1639	5/23/2001	WD	Q	I		150,000
GRANTOR: HICKEY KATHRYN J						
GRANTEE: BOLTON RICHARD E JR						
0585/0345	12/05/1989	WD	Q	I		70,000
GRANTOR: BRANCH EUGENE & ANN						
GRANTEE: HICKEY KATHRYN J						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2007	2007	3	35	1,050	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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

REVIEW DATE 03/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS