

BLOCK I N91 FT OF LOT 1
IN OR 1735/1836
ATLANTIC HIGHLAND SUB

CART CELIA D
109 N 18TH ST
FERNANDINA BEACH, FL 32034-2613

2023

00-00-31-1060-000I-0011



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

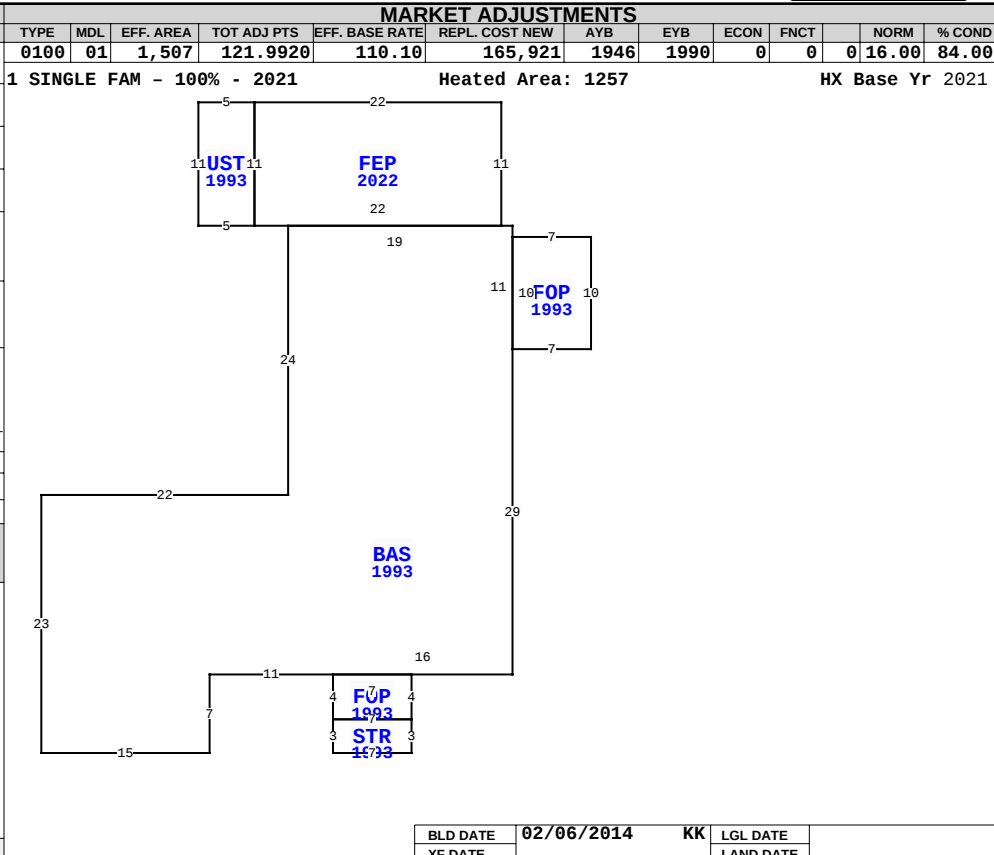
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,257	100	1,257	116,253
FEP	242	80	194	17,942
FOP	28	30	8	740
FOP	70	30	21	1,942
STR	21	10	2	185
UST	55	45	25	2,313

TOTALS	1,673	1,507	139,374
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	6.50	100	1946
2	0810	CONCRETE A	0 100	0	0	480.00	SF	6.50	6.50	100	1946
3	0835	QUARY TILE	0 100	11	10	110.00	SF	10.00	10.00	100	1999
5	1076	TRELLIS A	0 100	15	18	270.00	SF	7.50	7.50	100	1999
7	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	1946
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1946
9	0825	BRICK	0 100	10	3	30.00	SF	6.25	6.25	100	1999
10	0510	GARAGE WD-	0 100	23	16	368.00	SF	35.00	35.00	100	2012
11	1242	WD DECK A	0 100	22	16	352.00	SF	10.00	10.00	100	2013
12	0350	CARPORT WD	0 100	0	0	648.00	SF	13.00	13.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	91.00	137.00	1.00	LT	1.00



109 N 18TH ST, FERNANDINA BEACH	BLD DATE 02/06/2014	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
22,896	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.85	275,000.00	233,750.00	233,750								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			139,374
TOTAL MARKET OB/XF VALUE			22,896
TOTAL LAND VALUE - MARKET			233,750
TOTAL MARKET VALUE			396,020
SOH/AGL Deduction			121,459
ASSESSED VALUE			274,561
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			224,561
TOTAL JUST VALUE			396,020
NCON VALUE			17,881
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211795	ADDITION	0	01/28/2022
20132671	DECK	924	11/22/2013
20112242	GAS	250	12/19/2011
20112035	GARAGE	8,545	11/14/2011
20071237	REPAIR/RRF	1,500	07/03/2007
7413	REMODEL	4,000	11/04/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1735/1836	4/26/2011	WD Q	I	02	
GRANTOR: THORNTON SUELLEN R					
GRANTEE: CART CELIA D					
0759/1963	5/16/1996	QC U	I	06	
GRANTOR: THORNTON ROBERT E					
GRANTEE: THORNTON SUELLEN					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W1 FEP=[YR=2022] N11 W22 UST=[YR=1993] W5 S11 E5 N11 \$ S11 E22 \$ W19 S24 W22 S23 E15 N7 E11 FOP=[YR=1993] S4 STR=[YR=1993] S3E7N3 W7\$ E7 N4 W7 \$ E16N29 FOP=[YR=1993] E7 N10 W7 S10 \$ N11 \$.					