

BLOCK I LOT S 91 FT OF 4  
IN OR 2416/495  
ATLANTIC HIGHLANDS SUB

MORAN CHRISTOPHER E  
101 N 18TH ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000I-0042



| 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            | 03 | PLASTER 100    |
| Interior Floo            | 12 | HARDWOOD 80    |
| Interior Floo            | 13 | LVT/LAMNT 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 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 |
|---------|--|----------|----|

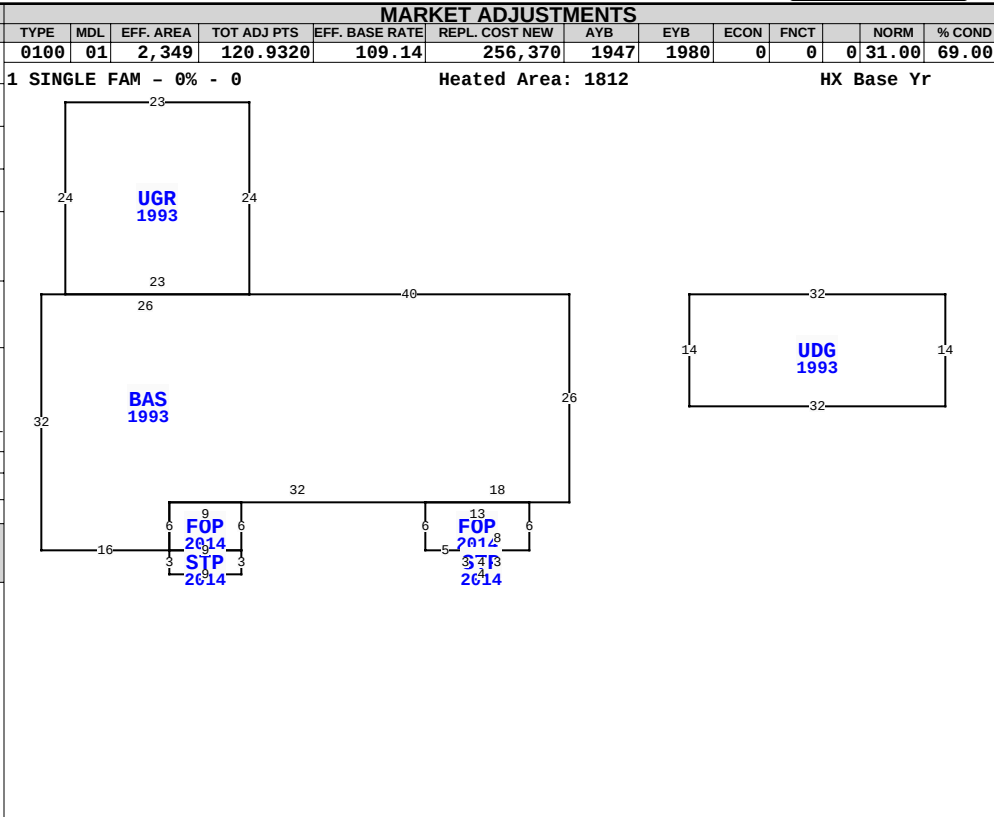
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1007.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,812            | 100         | 1,812        | 136,456              |
| FOP       | 54               | 30          | 16           | 1,205                |
| FOP       | 78               | 30          | 23           | 1,732                |
| STP       | 12               | 10          | 1            | 75                   |
| STP       | 27               | 10          | 3            | 226                  |
| UDG       | 448              | 55          | 246          | 18,525               |
| UGR       | 552              | 45          | 248          | 18,676               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,983 |  | 2,349 | 176,895 |
|--------|-------|--|-------|---------|

| 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       | 0 | 42 | 2     |    | 84.00    | SF 6.50        | 100       | 1970    |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 0  | 0     |    | 1,014.00 | SF 6.50        | 100       | 1983    |
| 3              | 0810       | CONCRETE A  | 0       | 0 | 72 | 24    |    | 1,728.00 | SF 6.50        | 100       | 1986    |
| 5              | 0500       | FP-PRE FAB  | 0       | 0 | 0  | 0     |    | 1.00     | UT 3,500.00    | 100       | 1947    |
| 6              | 0810       | CONCRETE A  | 0       | 0 | 38 | 3     |    | 114.00   | SF 6.50        | 100       | 1947    |

| 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                  | 0   | 0006 | R-1      | 91.00 | 137.00 | 1.00        | LT        | 1.00 |



|                                 |
|---------------------------------|
| 101 N 18TH ST, FERNANDINA BEACH |
|---------------------------------|

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

| TOTAL OB/XF |       |       |             |           |     |           |        |         |            |                | 9,709      |   |
|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|---|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA      |   |
| 06          | R-1   | 91.00 | 137.00      | 1.00      | LT  |           | 1.00   | 1.00    | 0.85       | 275,000.00     | 233,750.00 | 2 |
|             |       |       |             |           |     |           |        |         |            |                |            |   |
|             |       |       |             |           |     |           |        |         |            |                |            |   |
|             |       |       |             |           |     |           |        |         |            |                |            |   |
|             |       |       |             |           |     |           |        |         |            |                |            |   |
|             |       |       |             |           |     |           |        |         |            |                |            |   |
|             |       |       |             |           |     |           |        |         |            |                |            |   |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 176,895   |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 9,709     |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 233,750   |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 420,354   |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 49,782    |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 370,572   |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 0         |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 370,572   |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 420,354   |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  | 0         |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 363,061   |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20140208   | REPAIR/RRF  | 22,000 | 01/31/2014 |
| 984099     | REPAIR/RRF  | 1,400  | 08/17/1998 |
| 7649       | REPAIR/RRF  | 900    | 04/15/1993 |
| 6224       | REMODEL     | 5,000  | 10/23/1990 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2416/0495                      | 11/18/2020 | WD           | Q      | I      | 01        | 400,000       |  |
| GRANTOR: BREWER BYRON L & JUDY |            |              |        |        |           |               |  |
| GRANTEE: MORAN CHRISTOPHER E   |            |              |        |        |           |               |  |
| 2116/1385                      | 4/24/2017  | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: HARPER ELOIS          |            |              |        |        |           |               |  |
| GRANTEE: BREWER BYRON LARRY    |            |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W40 UGR=[YR=1993] N24 W23 S24 E23 \$ W26 S32 E16 STP=[YR=2014] S3 E9 N3 FOP=[YR=2014] N6 W9 S6 E9\$ W9\$ N6 E32 FOP=[YR=2014] S6 E5 STP=[YR=2014] S3 E4 N3 W4\$ E8 N6 W13 \$ E18 N26 \$ PTR= E15 UDG=[YR=1993] E32 S14W32 N14 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |