



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 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. 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
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NEIGHBORHOOD/LOC	1007.00
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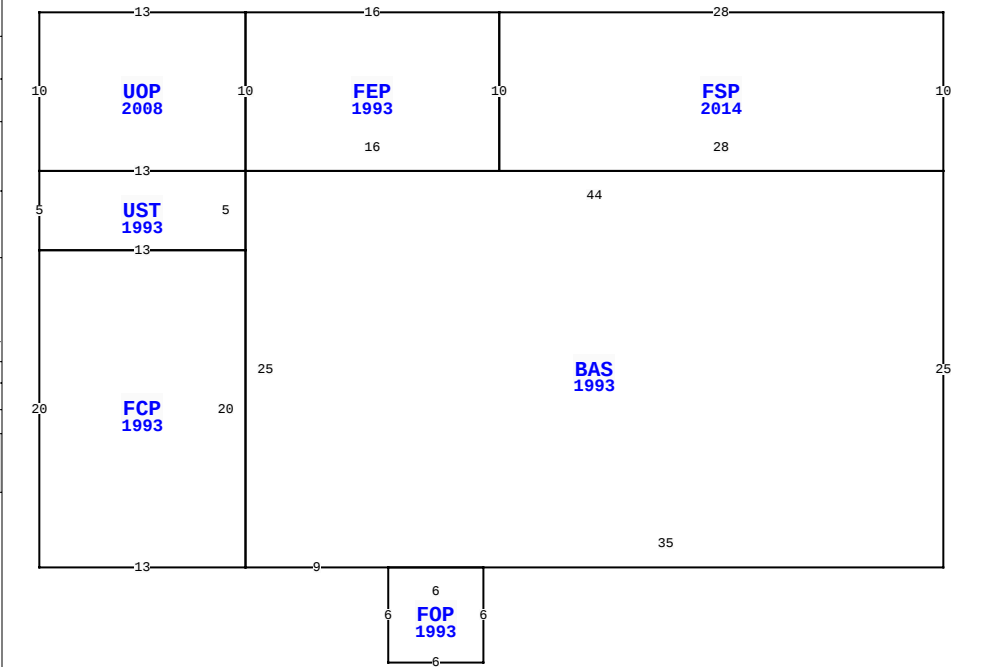
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	91,528
FCP	260	25	65	5,408
FEP	160	80	128	10,651
FOP	36	30	11	915
FSP	280	40	112	9,319
UOP	130	20	26	2,163
UST	65	45	29	2,413

TOTALS	2,031		1,471	122,398
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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	0680	POLE SHED	0 100	0	0	180.00	SF	10.00	10.00	100	1980
3	0811	CONCRETE B	0 100	0	0	544.00	SF	5.20	5.20	100	1995
4	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	2011

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	137.00	137.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,471	133.6200	120.59	177,388	1952	1980	0	0	0 31.00	69.00
1 SINGLE FAM - 100% - 2006 Heated Area: 1100 HX Base Yr 2006											



133 N 18TH ST, FERNANDINA BEACH	BLD DATE 07/22/2014	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
6,357											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		122,398	
TOTAL MARKET OB/XF VALUE		6,357	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		353,755	
SOH/AGL Deduction		240,699	
ASSESSED VALUE		113,056	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		58,056	
TOTAL JUST VALUE		353,755	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052629	REPAIR/RRF	4,000	09/08/2005
2229	CHNGE SRVC	800	10/12/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2541/1498	2/21/2022	QC U	I	11		100	
GRANTOR: MCQUEEN MARY ELLEN							
GRANTEE: MCQUEEN MARY ELLEN							
1300/0382	3/07/2005	QC U	I	01		100	
GRANTOR: SCOTT LYDIA M							
GRANTEE: MCQUEEN EDWARD F &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2014] W28 FEP=[YR=1993] W16 UOP=[YR=2008] W13 S10 UST=[YR=1993] S5 FCP=[YR=1993] S20 E13 BAS=[YR=1993] E9 FOP=[YR=1993] S6 E6 N6 W6\$ E35 N25 W44 S25\$ N20 W13\$ E13 N5 W13\$ E13 N10\$ S10 E16 N10\$ S10 E28 N10\$.											