

BLOCK 0 N91 FT OF LOT 2
IN OR 2494/846
ATLANTIC HIGHLANDS SUB

WOODFIN JOSEPH ROBERT
218 N 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-0000-0021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

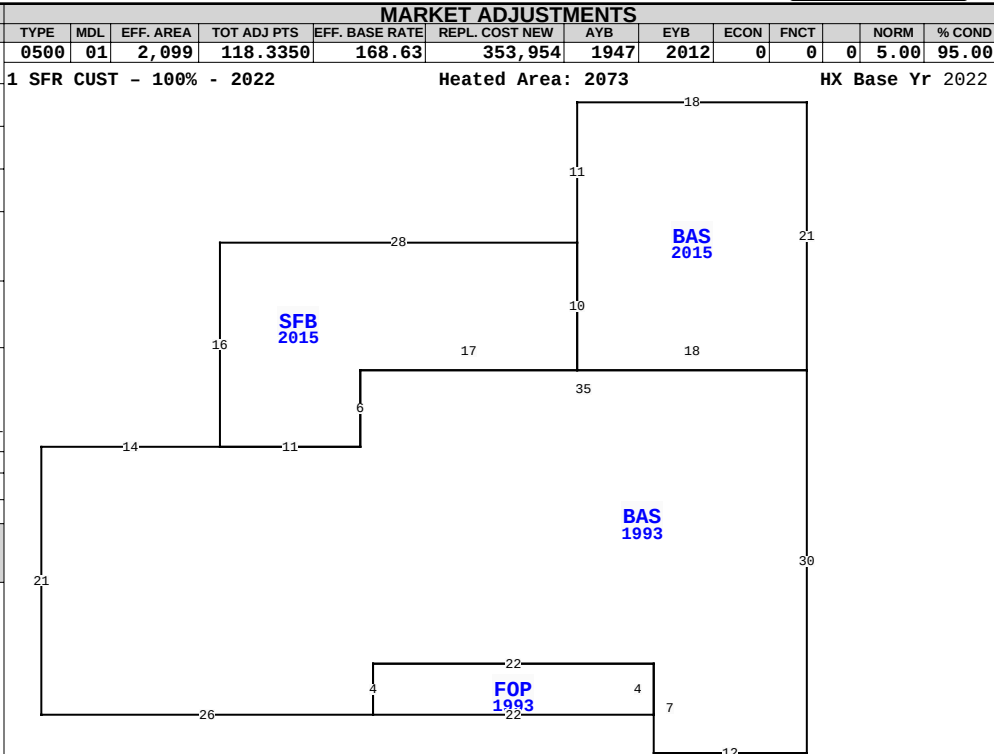
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	1,418	227,161
BAS	378	100	378	60,555
FOP	88	30	26	4,165
SFB	346	80	277	44,375

TOTALS	2,230	2,099	336,256
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0810	CONCRETE A	0	100	0	0	520.00	SF	6.50	6.50	
3	0801	ASPHALT A	0	100	22	20	440.00	SF	3.00	3.00	
4	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	0	0	204.00	SF	10.00	10.00	
6	0819	CONC 12"	0	100	6	3	18.00	SF	9.50	9.50	
7	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	
8	0855	CONC PAVER	0	100	0	0	288.00	SF	7.00	7.00	
9	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	

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



218 N 18TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	35	1,183	
100	1990	1990	3	50	660	
100	1990	1990	3	62	109	
100	2018	2018	3	86	1,754	
100	1980	1980	3	35	60	
100	1990	1990	3	62	2,063	
100	2018	2018	3	98	1,976	
100	2018	2018	3	86	5,411	

TOTAL OB/XF 13,216

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										336,256	
TOTAL MARKET OB/XF VALUE										13,216	
TOTAL LAND VALUE - MARKET										225,000	
TOTAL MARKET VALUE										574,472	
SOH/AGL Deduction										75,266	
ASSESSED VALUE										499,206	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										449,206	
TOTAL JUST VALUE										574,472	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										484,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182661	CARPORT	11,567	07/31/2018
20151032	ADDITION	41,905	05/13/2015
20021899	REPAIR/RRF	2,000	11/06/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0846	9/03/2021	WD	U	I	11	100
GRANTOR:WARREN JAMES A III &						
GRANTEE:WOODFIN JOSEPH ROBE						
2494/0205	9/03/2021	WD	Q	I	01	625,000
GRANTOR:WARREN JAMES A III &						
GRANTEE:WOODFIN JOSEPH ROBE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W18 S11 SFB=[YR=2015] W28 S16 BAS=[YR=1993] W14 S21 E26 FOP=[YR=1993] E22 N4 W22S4\$ N4 E22 S7 E12 N30 W35 S6 W11\$ E11 N6 E17 N10\$ S10 E18 N21\$.											