

BLK S SOUTH 101 FT OF LOT 4
ATLANTIC HIGHLANDS SUB
DBK 39/297

NEE PATRICK J III/MCKIBBEN-NEE ELIZABETH A
301 N 18TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000S-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 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Architectual	09	SPLIT LEVL 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	1,784	100	1,784	135,443
FBM	310	80	248	18,828
FEP	234	80	187	14,197
STP	50	10	5	380
UGR	840	45	378	28,698
UOP	778	20	156	11,844

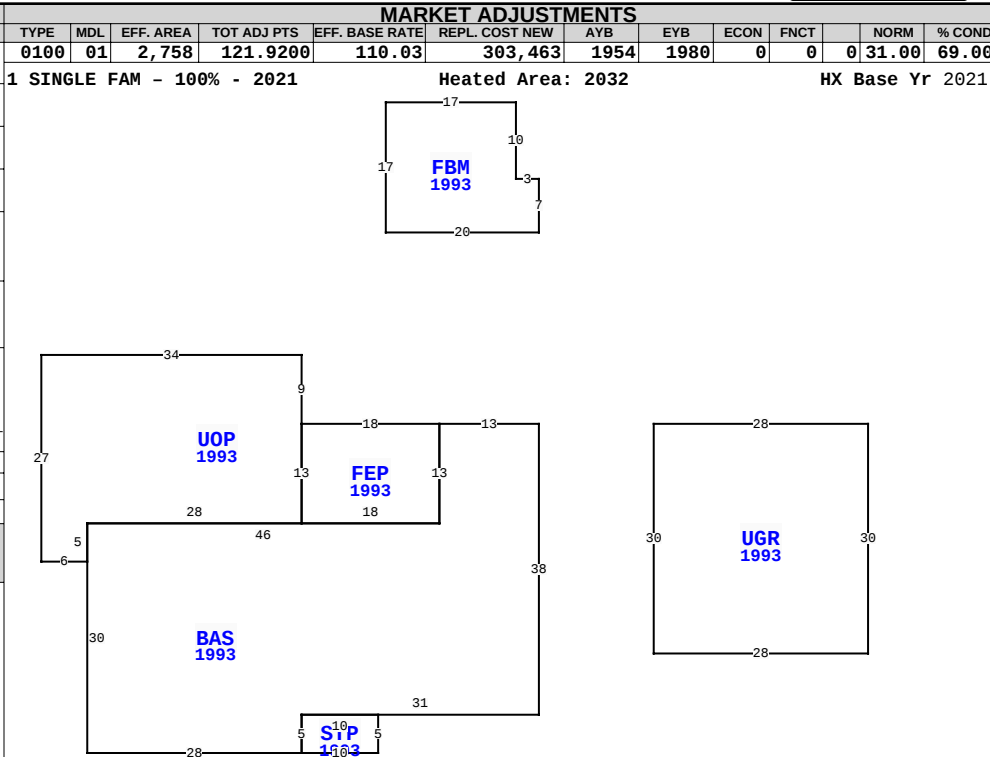
TOTALS	3,996		2,758	209,389
--------	-------	--	-------	---------

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	0	0	1,207.00	SF	6.50	6.50	100	1984	1984	3	47	3,687	
2	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	1993	1993	3	20	1,008	
3	1128	BRICK 12"	0	100	0	0	980.00	SF	14.00	14.00	100	1954	1954	3	32	4,390	
4	1128	BRICK 12"	0	100	0	0	54.00	SF	14.00	14.00	100	1954	1954	3	32	242	
5	0819	CONC 12"	0	100	6	3	18.00	SF	9.50	9.50	100	1954	1954	3	20	34	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	101.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							



301 N 18TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	209,389		
TOTAL MARKET OB/XF VALUE	9,361		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	443,750		
SOH/AGL Deduction	168,294		
ASSESSED VALUE	275,456		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	220,456		
TOTAL JUST VALUE	443,750		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	395,098		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120476	REPAIR/RRF	1,000	03/22/2012
20052607	H/AC	4,000	09/02/2005
10182	REPAIR/RRF	600	12/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/0611	7/17/2020	WD	Q	I	01	420,100

GRANTOR: DUCOTE JOSEPH S & EMM
GRANTEE: NEE PATRICK J III &
1676/1442 5/06/2010 WD Q I 02 237,000
GRANTOR: LAWHORNE WILLIAM R &
GRANTEE: DUCOTE JOSEPH S & E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FEP=[YR=1993] W18 UOP=[YR=1993] N9 W34
S27 E6 N5 E28 N13\$ S13 E18 N13\$ S13 W46 S30 E28 STP=[YR=1993]
E10 N5 W10 S5 \$ N5 E31 N38 \$ PTR= E15 UGR=[YR=1993] E28 S30
W28 N30 \$ W15 \$ PTR= N25 FBM=[YR=1993] N7 W3 N10 W17 S17 E20
\$ S25 \$.