BLOCK T LOT N 101 FT OF 2
ATLANTIC HIGHLANDS SUB
DB 39/297

LEE CHARLES H
320 N 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000T-0021

BUILDING CHARACTERISTICS

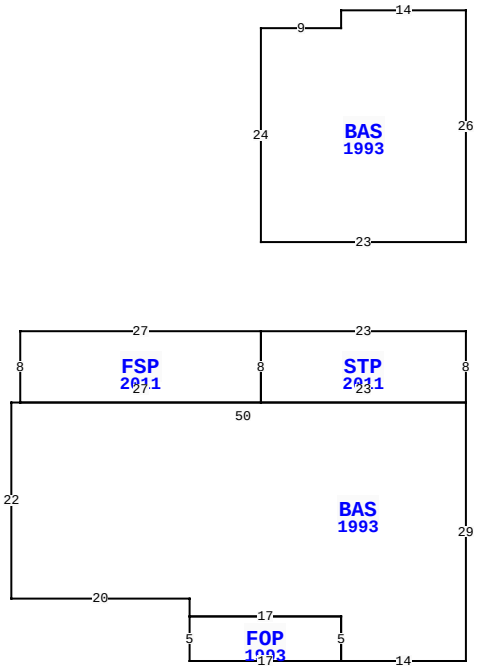
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	26	AL SIDING 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	580	100	580	46,223
BAS	1,254	100	1,254	99,939
FOP	85	30	26	2,072
FSP	216	40	86	6,854
STP	184	10	18	1,435
TOTALS	2,319		1,964	156,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	120.1480	108.43	212,957	1961	1985	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1834 HX Base Yr 2017



320 N 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,523
TOTAL MARKET OB/XF VALUE		29,132
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		410,655
SOH/AGL Deduction		114,644
ASSESSED VALUE		296,011
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,011
TOTAL JUST VALUE		410,655
NCON VALUE		68,399
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102016	REPAIR/RRF	400	11/22/2010
20091618	REMODEL	4,509	11/30/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2553/1570	4/01/2022	QC	U	I	11	105,000
GRANTOR: LEE WILLIAM E JR						
GRANTEE: LEE CHARLES H						
2439/1895	3/05/2021	PR	U	I	19	100
GRANTOR: LEE CHARLES H PR OF L						
GRANTEE: LEE WILLIAM E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2011] W23 FSP=[YR=2011] W27S8 BAS=[YR=1993] W1 S22 E20 S2 FOP=[YR=1993] S5 E17 N5W17$ E17 S5 E14N29 W50$ E27N8$ S8E23N8$ PTR=N10 BAS=[YR=1993] N26 W14 S2W9 S24 E23 $ S10$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	24	480	
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	1980	1980	3	20	4,200	
3	0861	POOL GUNIT	0	100	0	0	665.00	SF	85.00	85.00	100	2000	2000	3	27	15,262	
4	0845	KOOL DECK	0	100	0	0	800.00	SF	7.25	7.25	100	2000	2000	3	80	4,640	
5	0810	CONCRETE A	0	100	0	0	2,000.00	SF	6.50	6.50	100	1980	1980	3	35	4,550	

LAND DESCRIPTION

TOTAL OB/XF 29,132

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS