

BLOCK T LOT S 101 FT OF 3  
IN OR 1153/355  
ATLANTIC HIGHLANDS SUB

HALE SIDNEY R  
308 N 18TH ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000T-0030



| BUILDING CHARACTERISTICS |         |                  |
|--------------------------|---------|------------------|
| ELEMENT                  | CD      | CONSTRUCTION     |
| Exterior Wall            | 10      | ABOVE AVG 70     |
| Exterior Wall            | 15      | CONC BLOCK 30    |
| Roof Structure           | 03      | GABLE/HIP 100    |
| Roof Cover               | 03      | COMP SHNGL 100   |
| Interior Wall            | 05      | DRYWALL 100      |
| Interior Floor           | 14      | CARPET 80        |
| Interior Floor           | 08      | SHT VINYL 20     |
| 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          |
| 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       | 1,046            | 100         | 1,046        | 77,859               |
| BAS       | 300              | 100         | 300          | 22,331               |
| FOP       | 64               | 30          | 19           | 1,415                |
| FOP       | 64               | 30          | 19           | 1,415                |
| FUS       | 580              | 100         | 580          | 43,173               |
| TOTALS    | 2,054            |             | 1,964        | 146,191              |

| 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 |
| 1              | 1242       | WD DECK A   | 0 100   | 0  | 0  | 158.00 | SF | 10.00 | 10.00          | 100       | 2005    | 2005        | 3 | 27     |
| 2              | 0819       | CONC 12"    | 0 100   | 0  | 0  | 669.00 | SF | 9.50  | 9.50           | 100       | 1980    | 1980        | 3 | 35     |
| 3              | 0810       | CONCRETE A  | 0 100   | 30 | 5  | 150.00 | SF | 6.50  | 6.50           | 100       | 1980    | 1980        | 3 | 35     |
| 4              | 0940       | SHEDS/PORT  | 0 100   | 14 | 10 | 140.00 | SF | 30.00 | 30.00          | 100       | 2000    | 2000        | 3 | 20     |
| 5              | 0810       | CONCRETE A  | 0 100   | 4  | 4  | 16.00  | SF | 6.50  | 6.50           | 100       | 1990    | 1990        | 3 | 62     |

| 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 |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 101.00 | 137.00 | 1.00        | LT        |     | 1.00     | 1.00   | 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  | 1,964     | 102.9000    | 92.87          | 182,397        | 1962 | 1976 | 0    | 0    | 0 | 19.85 | 80.15  |  |  |
| 1 SINGLE FAM - 100% - 2004 Heated Area: 1926 HX Base Yr 2004 |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
|                                                              |     |           |             |                |                |      |      |      |      |   |       |        |  |  |
| 308 N 18TH ST, FERNANDINA BEACH                              |     |           |             |                |                |      |      |      |      |   |       |        |  |  |

| TOTAL OB/XF 3,896 |            |             |         |    |    |        |    |       |                |           |         |             |   |        |
|-------------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|
| 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 |
| 1                 | 1242       | WD DECK A   | 0 100   | 0  | 0  | 158.00 | SF | 10.00 | 10.00          | 100       | 2005    | 2005        | 3 | 27     |
| 2                 | 0819       | CONC 12"    | 0 100   | 0  | 0  | 669.00 | SF | 9.50  | 9.50           | 100       | 1980    | 1980        | 3 | 35     |
| 3                 | 0810       | CONCRETE A  | 0 100   | 30 | 5  | 150.00 | SF | 6.50  | 6.50           | 100       | 1980    | 1980        | 3 | 35     |
| 4                 | 0940       | SHEDS/PORT  | 0 100   | 14 | 10 | 140.00 | SF | 30.00 | 30.00          | 100       | 2000    | 2000        | 3 | 20     |
| 5                 | 0810       | CONCRETE A  | 0 100   | 4  | 4  | 16.00  | SF | 6.50  | 6.50           | 100       | 1990    | 1990        | 3 | 62     |

| TOTAL OB/XF 3,896 |          |     |                      |     |      |          |        |        |             |           |     |          |        |         |
|-------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|
| 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 |
| 1                 | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 101.00 | 137.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 146,191   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 3,896     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 225,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 375,087   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 228,156   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 146,931   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 96,931    |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 375,087   |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 323,935   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20182253   | CARPORT     | 14,340 | 06/29/2018 |
| 2002510    | REPAIR/RRF  | 2,400  | 03/21/2000 |
| 2002283    | DEMOLITION  | 1,000  | 02/24/2000 |

| SALES DATA              |           |              |        |        |           |               |  |
|-------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number    | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1153/0355               | 7/14/2003 | WD           | Q      | I      |           | 135,000       |  |
| GRANTOR: BYRD BARBARA B |           |              |        |        |           |               |  |
| GRANTEE: HALE SIDNEY R  |           |              |        |        |           |               |  |
| 0460/0702               | 7/01/1985 | WD           | Q      | I      |           | 48,900        |  |
| GRANTOR:                |           |              |        |        |           |               |  |
| GRANTEE:                |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W21 S1 W20 BAS=[YR=2013] W12 S25<br>FOP=[YR=2013] S4 E16 FOP=[YR=1993] E16 N4 W16 S4\$ N4 W16 \$<br>E12 N25\$ S25 E41 N26\$ PTR= E15 FUS=[YR=2013] E20 S29 W20<br>N29\$ W15\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |