

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

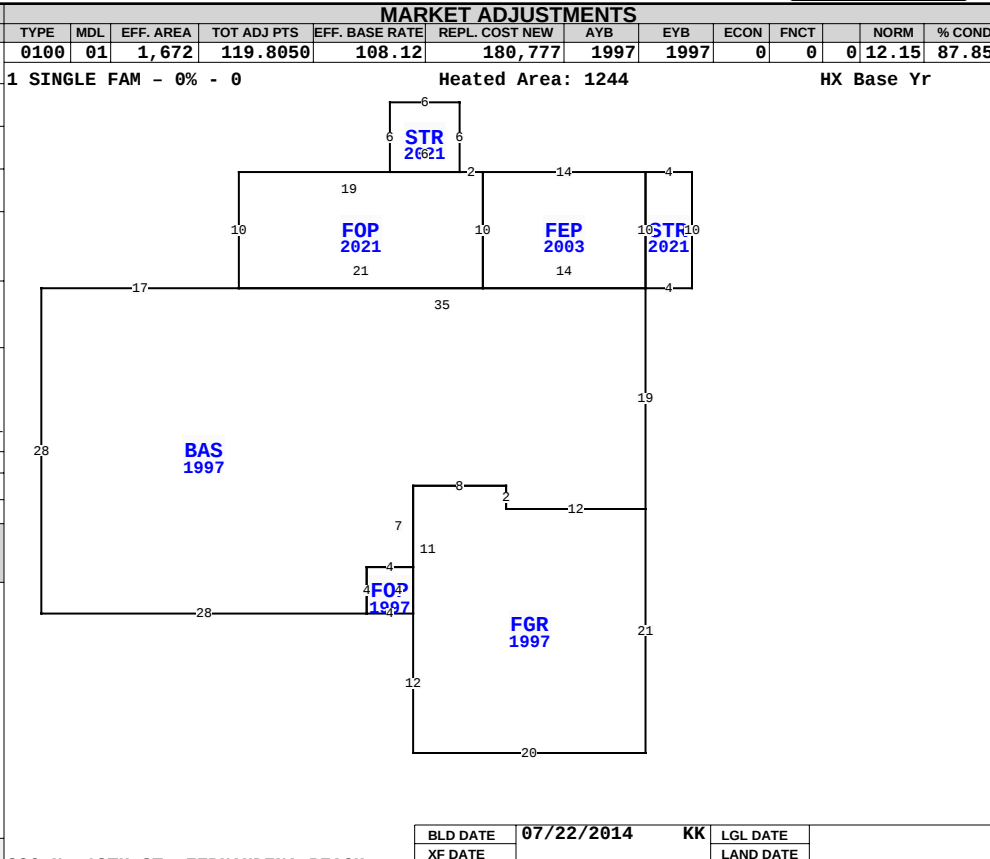
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1,244	118,159
FEP	140	80	112	10,638
FGR	436	55	240	22,796
FOP	16	30	5	475
FOP	210	30	63	5,984
STR	36	10	4	380
STR	40	10	4	380

TOTALS	2,122		1,672	158,813
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	821.00	SF	6.50	6.50



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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					158,813				
TOTAL MARKET OB/XF VALUE					4,002				
TOTAL LAND VALUE - MARKET					225,000				
TOTAL MARKET VALUE					387,815				
SOH/AGL Deduction					75,096				
ASSESSED VALUE					312,719				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					312,719				
TOTAL JUST VALUE					387,815				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					336,366				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200888	ADDITION	0	12/11/2020
20070242	XFOB	4,490	02/09/2007
20051386	REPAIR/RRF	6,000	03/10/2005
20033223	REPAIR/RRF	2,000	06/09/2003
10530	NEW CONSTR	76,552	06/09/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2379/0360	7/27/2020	WD	Q	I	01	355,000	
GRANTOR: BOWEN MICHAEL D							
GRANTEE: MEEKS TAMMY A & RON							
2360/0592	5/08/2020	QC	U	I	11	100	
GRANTOR: BOWEN MICHAEL D & ANN							
GRANTEE: BOWEN MICHAEL D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=2003] W14 FOP=[YR=2021] W2 STR=[YR=2021] N6 W6 S6 E6\$ W19 S10 BAS=[YR=1997] W17 S28 E28 FOP=[YR=1997] E4 FGR=[YR=1997] S12E20 N21 W12 N2 W8 S11 \$ N4 W4 S4 \$ N4 E4 N7 E8 S2 E12 N19 STR=[YR=2021] E4 N10 W4 S10\$ W35\$ E21 N10\$ S10 E14 N10 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-1	90.00	136.00	1.00
TOTAL OB/XF 4,002									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		