

BLOCK 2 LOTS 1 2 (LESS S70 FT)
IN OR 2031/1439
OAK LAWN PARK #1 PB 2/52

ROBERTS TIMOTHY W & AMY N
21 S 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150A-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 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	1008.00		

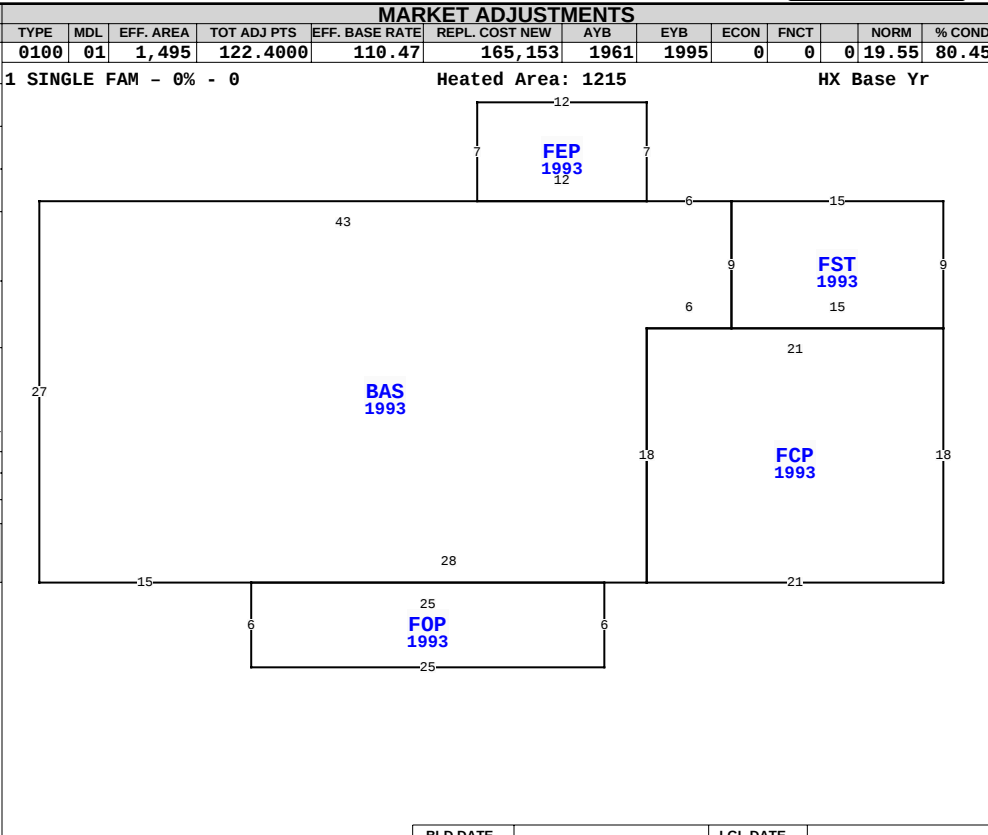
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1,215	107,981
FCP	378	25	94	8,354
FEP	84	80	67	5,954
FOP	150	30	45	3,999
FST	135	55	74	6,577

TOTALS	1,962		1,495	132,866
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0866	POOL FIBER	0	0	28	14	392.00	SF	72.00
2	0845	KOOL DECK	0	0	0	0	480.00	SF	7.25
3	0910	SCRN RM L	0	0	34	27	918.00	SF	15.00
4	0810	CONCRETE A	0	0	0	0	1,150.00	SF	6.50

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	80.00	137.00	80.00

REVIEW DATE 01/14/2021 BY TWA



101 S 18TH ST, FERNANDINA BEACH

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

TOTAL OB/XF										15,243		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
06 R-1	80.00	137.00	80.00	FF	1	1.12	1.00	1.12	2,400.00	2,688.00	:	

Total Acres: 0.00 Total Land Value: 215,040 Market: 0 Agricultural: 0 Common: 215,040

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		132,866
TOTAL MARKET OB/XF VALUE		15,243
TOTAL LAND VALUE - MARKET		215,040
TOTAL MARKET VALUE		363,149
SOH/AGL Deduction		122,587
ASSESSED VALUE		240,562
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		240,562
TOTAL JUST VALUE		363,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101732	XFOB	7,000	10/07/2010
20101121	REPAIR/RRF	14,921	07/09/2010
20080687	REPAIR/RRF	3,219	04/25/2008
20034220	REPAIR/RRF	0	12/02/2003

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SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2031/1439	2/26/2016	SW	Q		I	01	180,000
GRANTOR: NATIONSTAR MORTGAGE L							
GRANTEE: ROBERTS TIMOTHY W &							
2015/0530	11/23/2015	CT	U		I	18	100
GRANTOR: CLERK OF COURT							
GRANTEE: NATIONSTAR MORTGAGE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W15 BAS=[YR=1993] W6 FEP=[YR=1993] N7 W12S7 E12\$ W43 S27 E15 FOP=[YR=1993] S6E25 N6 W25\$ E28 FCP=[YR=1993] E21 N18 W21 S18\$ N18 E6 N9\$ S9 E15 N9\$.									