

BLOCK 2 LOTS S0 70 FT OF 1 & 2
& LOT 6
IN OR 2165/1481

POZZETTA JAMES M & ERIN LESLIE
103 S 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150A-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	18	CEMENT BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	160	15	24	2,066
BAS	1,682	100	1,682	144,794
FOP	12	30	4	344
FOP	150	30	45	3,874
FST	63	55	35	3,013
FUS	656	100	656	56,471
PTO	84	5	4	344
UST	72	45	32	2,755
UST	216	45	97	8,350

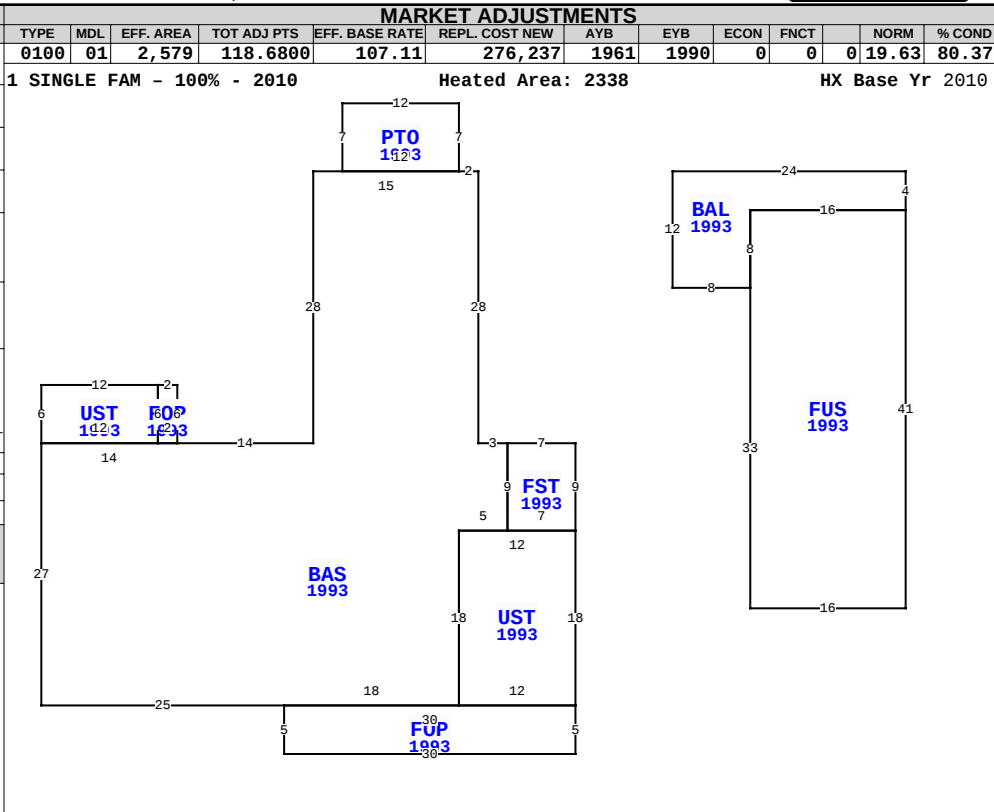
TOTALS	3,095		2,579	222,012
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EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	24	480	
2	0810	CONCRETE A	0 100	0	0	860.00	SF	6.50	6.50	100	1961	1961	3	20	1,118	
3	0845	KOOL DECK	0 100	0	0	749.00	SF	7.25	7.25	100	1988	1988	3	57	3,095	
4	0861	POOL GUNIT	0 100	33	13	429.00	SF	85.00	85.00	100	1988	1988	3	20	7,293	
7	0810	CONCRETE A	0 100	0	0	216.00	SF	6.50	6.50	100	2020	2020	3	99	1,390	

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	70.00	137.00	70.00	FF	1	1.12	1.00	1.12	2,400.00	2,688.00	188,160							
2	000100	C	SFR	100	0006	R-1	77.00	137.00	77.00	FF	1	1.12	1.00	0.56	2,400.00	1,344.00	103,488							



103 S 18TH ST, FERNANDINA BEACH

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

TOTAL OB/XF 13,376

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	70.00	137.00	70.00	FF	1	1.12	1.00	1.12	2,400.00	2,688.00	188,160							
2	000100	C	SFR	100	0006	R-1	77.00	137.00	77.00	FF	1	1.12	1.00	0.56	2,400.00	1,344.00	103,488							

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			241,255
TOTAL MARKET OB/XF VALUE			13,376
TOTAL LAND VALUE - MARKET			291,648
TOTAL MARKET VALUE			546,279
SOH/AGL Deduction			347,127
ASSESSED VALUE			199,152
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			149,152
TOTAL JUST VALUE			546,279
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			475,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200194	GARAGE	27,820	04/21/2020
20120966	H/AC	3,000	05/29/2012

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/1481	4/19/2017	QC	U	I	11	100

SALES DATA						
GRANTOR: POZZETTA ERIN MANDISH						
GRANTEE: POZZETTA JAMES MICH						
1610/0613	3/09/2009	WD	Q	I	01	215,100
GRANTOR: COPP S						
GRANTEE: MANDISH PATRICIA A						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W2 PTO=[YR=1993] N7W12 S7 E12\$ W15 S28 W14						
FOP=[YR=1993] N6 W2 UST=[YR=1993] W12 S6 E12 N6\$ S6 E2\$ W14						
S27E25 FOP=[YR=1993] S5E30 N5 UST=[YR=1993] N18 FST=[YR=1993]						
N9 W7S9E7\$ W12S18 E12\$ W30\$ E18 N18E5 N9 W3 N28\$ PTR=E20						
BAL=[YR=1993] S12E8 FUS=[YR=1993] S33E16N41W16S8\$N8E16N4 W24\$						
W20\$.						

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