

BLOCK 2 LOT 10 & N20 FT OF 12
IN OR 1925/342
OAK LAWN PARK #1 PB2/52

BELCHER CHRISTOPHER/BELCHER SHARON
109 S 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150A-0002-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 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
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NEIGHBORHOOD/LOC	1008.00
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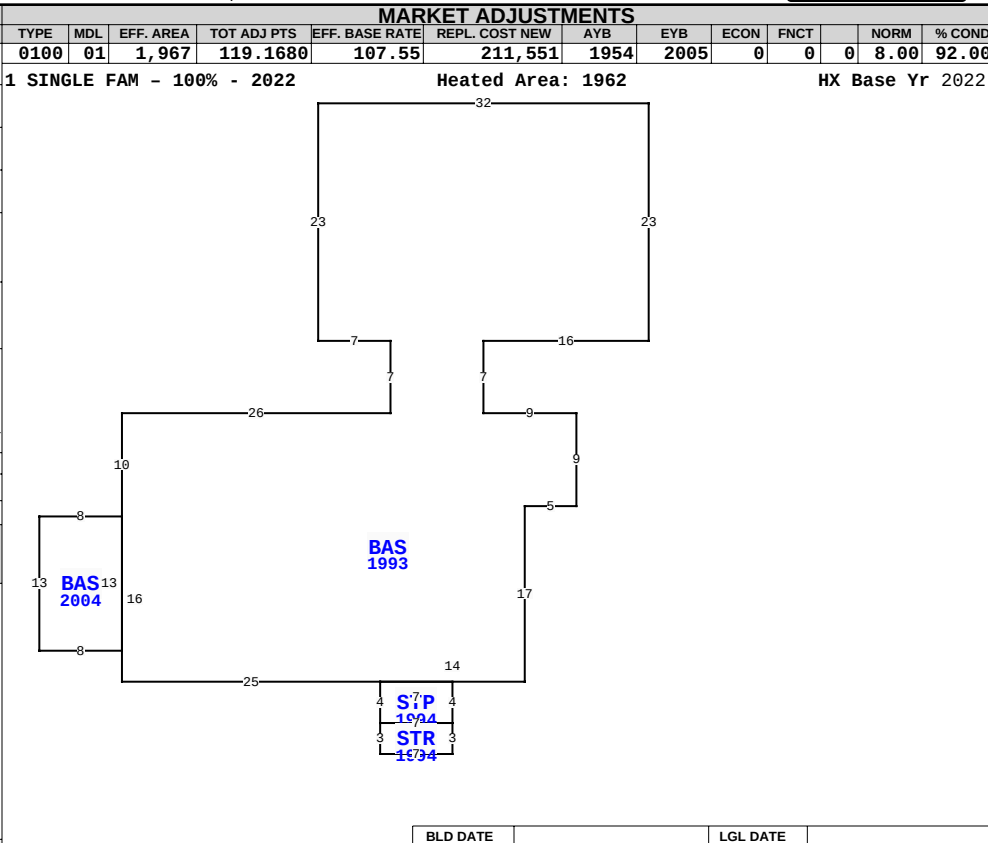
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	183,842
BAS	104	100	104	10,290
STP	28	10	3	297
STR	21	10	2	198
TOTALS	2,011		1,967	194,627

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	1980	1980	3	35	1,365	
3	0510	GARAGE WD-	0	100	14	28	392.00	SF	70.00	70.00	100	2001	2001	3	30	8,232	
4	0855	CONC PAVER	0	100	0	0	364.00	SF	10.00	10.00	100	2020	2020	3	99	3,604	
5	0812	CONCRETE C	0	100	0	0	1,191.00	SF	4.00	4.00	100	2020	2020	3	99	4,716	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	09/20/2022	BY	TW
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109 S 18TH ST, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		194,627
TOTAL MARKET OB/XF VALUE		17,917
TOTAL LAND VALUE - MARKET		228,480
TOTAL MARKET VALUE		441,024
SOH/AGL Deduction		84,317
ASSESSED VALUE		356,707
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		306,707
TOTAL JUST VALUE		441,024
NCON VALUE		8,320
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122159	REROOF W/30YR AR	8,586	10/18/2012
20121970	200 AMP UNDERGRND	1,500	09/25/2012
20010267	WIRING FOR WORKSH	0	02/16/2001
2004386	NC WORKSHOP	12,000	11/20/2000
972488	ELEC FOR BATH	0	01/12/1998
972460	PLUMBING FOR BATH	0	01/06/1998

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1925/0342	6/30/2014	FJ U I 11
GRANTOR: BELCHER HAROLD J EST		
GRANTEE: BELCHER TIMOTHY L/E		
0542/1151	5/11/1988	WD U V
GRANTOR: ALLAN ANDREW S JR & S		
GRANTEE: BELCHER HAROLD J &		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993]	W32 S23 E7 S7 W26 S10 BAS=[YR=2004]	W8 S13 E8
N13 \$ S16 E25 STP=[YR=1994]	S4STR=[YR=1994]	S3E7N3 W7\$ E7 N4
W7 \$ E14N17 E5 N9 W9 N7 E16 N23 \$		

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Total Acres: 0.00	Total Land Value: 228,480	Market: 0	Agricultural: 0	Common: 228,480	PRINTED 08/02/2023 BY SYS
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