

BLOCK 3 LOT 3
IN OR 2420/1096
OAK LAWN PARK 2 UNR PLAT

LEE ANDREA R
203 S 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150B-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	09	PINE WOOD 100
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1,250	118,678
BAS	130	100	130	12,343
FOP	400	30	120	11,393
UDG	416	55	229	21,741
UDS	368	60	221	20,982
USP	120	30	36	3,418

TOTALS	2,684	1,986	188,555
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	152.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	13	7	91.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	100	0	0	941.00	SF	5.20	5.20	
4	0351	CARPORT MT	0	100	20	12	240.00	SF	5.90	5.90	
5	0351	CARPORT MT	0	100	20	18	360.00	SF	5.90	5.90	
6	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006		83.00	137.00	83.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,986	100.2540	119.05	236,433	1955	1995	0	0	20.25	79.75
1 SNGL FAM - 100% - 2021 Heated Area: 1380 HX Base Yr 2021											

BLD DATE	12/09/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
203 S 18TH ST, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										188,555	
TOTAL MARKET OB/XF VALUE										3,937	
TOTAL LAND VALUE - MARKET										166,000	
TOTAL MARKET VALUE										358,492	
SOH/AGL Deduction										63,092	
ASSESSED VALUE										295,400	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										245,400	
TOTAL JUST VALUE										358,492	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										316,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200023	KITH/BATH	0	01/17/2020
20131950	DECK	2,560	08/20/2013
20091176	OTHER	530	09/01/2009
20081548	REPAIR/RRF	2,174	10/08/2008
20060121	REPAIR/RRF	2,021	01/19/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2420/1096	12/21/2020	WD	Q	I	01	420,000	
GRANTOR: FOLEY JAMES M & APRIL							
GRANTEE: LEE ANDREA R							
2323/1751	12/03/2019	WD	Q	I	01	250,000	
GRANTOR: BERNINGER GEORGE W &							
GRANTEE: FOLEY JAMES M & APR							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2008] W13 USP=[YR=2008] W12 S10 BAS=[YR=1993] W25 S25 FOP=[YR=2013] S8 E50 N8 W50\$ E50 N25 W25\$ E12 N10\$ S10 E13 N10\$ PTR= E10 UDS=[YR=1993] E8 N9 E12 S9 UDG=[YR=1993] E6 S26 W16 N26 E10\$ W10 S26 W10 N26\$ W10\$.											