

BLOCK 3 LOT 5
IN OR 2238/439
OAK LAWN PARK #2 UNR PLAT

SOLOMON HELEN L/E/
205 S 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150B-0003-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	125,579
DCX	320	10	32	2,119
FOP	24	30	7	464
UOP	18	20	4	265
TOTALS	2,258		1,939	128,428

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	11	8	888.00	SF	5.20	5.20	
2	0681	POLE SHED	0	100	9	16	144.00	SF	15.00	15.00	
3	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	
4	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.30	21.30	

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			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
0100	01	1,939	96.8240	87.38	169,430	1953	1980	0	0	24.20	75.80
1 SINGLE FAM - 100% - 0 Heated Area: 1896 HX Base Yr											

TOTAL OB/XF											
5,078											

TOTAL OB/XF											
5,078											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 128,428											
TOTAL MARKET OB/XF VALUE 5,078											
TOTAL LAND VALUE - MARKET 166,000											
TOTAL MARKET VALUE 299,506											
SOH/AGL Deduction 218,043											
ASSESSED VALUE 81,463											
TOTAL EXEMPTION VALUE HX HB WX 55,000											
BASE TAXABLE VALUE 26,463											
TOTAL JUST VALUE 299,506											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 263,361											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052841	H/AC	2,000	10/12/2005
7047	ADDITION	8,000	05/08/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2238/0439	11/06/2018	LE	U	I	11	100	
GRANTOR: SOLOMON HELEN C AKA M							
GRANTEE: SOLOMON HELEN C AKA							
1294/1948	2/11/2005	QC	U	I	01	100	
GRANTOR: SOLOMON NOAH & HELEN							
GRANTEE: BURBANK ROBIN S							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W28 DCK=[YR=2008] N20 W16 S20 E16\$ W16 S10 UOP=[YR=1993] W3 S6 E3 N6\$ S20 E8 S16 E19 FOP=[YR=2013] S4 E6 N4 W6\$ E17 N46\$.											