BLOCK 3 LOT 9
IN OR 839/437
OAK LAWN PARK 2 UNR PLAT

GIBBS JEAN M
209 S 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150B-0003-0090

BUILDING CHARACTERISTICS

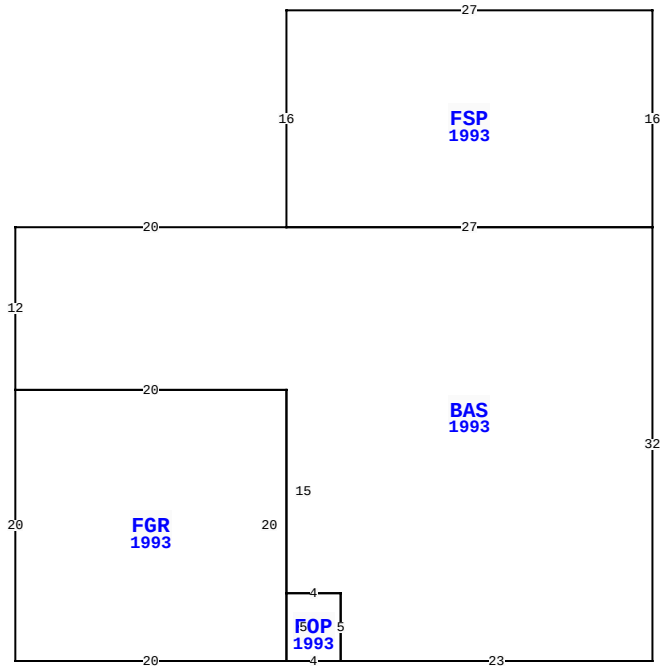
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100	1,084	98,322
FGR	400	55	220	19,955
FOP	20	30	6	544
FSP	432	40	173	15,692
TOTALS	1,936		1,483	134,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,483	118.7280	107.15	158,903	1973	1995	0	0	0	15.35	84.65

1 SINGLE FAM – 100% - 1996 Heated Area: 1084 HX Base Yr 1996



209 S 18TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		134,511
TOTAL MARKET OB/XF VALUE		1,766
TOTAL LAND VALUE - MARKET		166,000
TOTAL MARKET VALUE		302,277
SOH/AGL Deduction		204,704
ASSESSED VALUE		97,573
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,573
TOTAL JUST VALUE		302,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002766	ELEC OTHER	0	04/24/2000
2002693	MECH OTHER	0	04/11/2000
20022562	OTHER	0	03/27/2000
2002430	REMODEL	20,000	03/14/2000
7667	XFOB	2,976	04/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/0437	6/25/1998	QC	U	I	06	100
GRANTOR: GIBBS MICHAEL P SR						
GRANTEE: GIBBS JEAN M						
0730/0824	5/26/1995	WD	Q	I		64,500
GRANTOR: KING MICHAEL FLOYD &						
GRANTEE: GIBBS MICHAEL & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W27 S16 BAS=[YR=1993] W20 S12 FGR=[YR=1993] S20 E20 FOP=[YR=1993] E4 N5 W4 S5$ N20 W20$ E20 S15 E4 S5 E23 N32 W27$ E27 N16$.

EXTRA FEATURES

LN	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	61	9	549.00	SF	5.85	5.85	100	1973	1973	3	25	803	
2	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00	10.00	100	2004	2004	3	86	963	

LAND DESCRIPTION

TOTAL OB/XF 1,766

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	83.00	137.00	83.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	166,000							

REVIEW DATE 05/15/2017 BY DJX Total Acres: 0.00 Total Land Value: 166,000 Market: 0 Agricultural: 0 Common: 166,000 PRINTED 08/02/2023 BY SYS