

BLK 6 PT OF LOT 8 & 10 IN
OR 1890/1222
OAKLAWN PARK #2 S/D UNR ADDN

BALES JULIE C
208 S 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150B-0006-0087



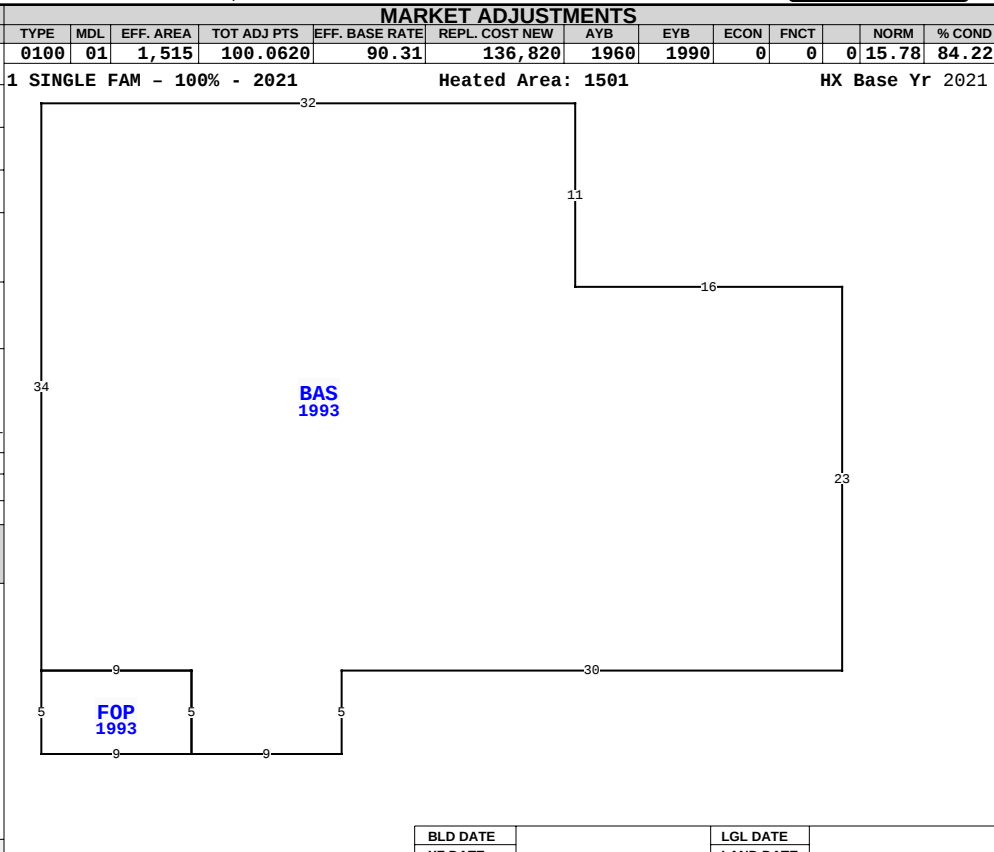
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	03	MASONRY 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	1,501	100	1,501	114,164
FOP	45	30	14	1,065
TOTALS	1,546		1,515	115,230

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	917.00	SF	5.85	5.85	100	1980	1980	3	35	1,878	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1985	1985	3	20	720	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
5	1242	WD DECK A	0	100	0	0	293.00	SF	4.00	4.00	100	1997	1997	3	20	234	
6	0810	CONCRETE A	0	100	4	39	156.00	SF	6.50	6.50	100	1997	1997	3	75	761	
7	0351	CARPORT MT	0	100	12	14	168.00	SF	6.20	6.20	100	1997	1997	3	20	208	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	SFR	100	0006				
REVIEW DATE		05/29/2018		BY	DJX				

REVIEW DATE 05/29/2018 BY DJX Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS



208 S 18TH ST, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
917.00	SF	5.85	5.85	100	1980	1980	3	35	1,878		
120.00	SF	30.00	30.00	100	1985	1985	3	20	720		
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293.00	SF	4.00	4.00	100	1997	1997	3	20	234		
156.00	SF	6.50	6.50	100	1997	1997	3	75	761		
168.00	SF	6.20	6.20	100	1997	1997	3	20	208		

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				115,230			
TOTAL MARKET OB/XF VALUE				6,636			
TOTAL LAND VALUE - MARKET				130,000			
TOTAL MARKET VALUE				251,866			
SOH/AGL Deduction				48,644			
ASSESSED VALUE				203,222			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				153,222			
TOTAL JUST VALUE				251,866			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				221,664			