

BLK 6 PT OF LOTS 14 & 16
IN OR 1956/1689
OAKLAWN PARK #2 S/D UNR ADDN

DWYER WILLIAM & CAROLYN
306 S 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-150B-0006-0144



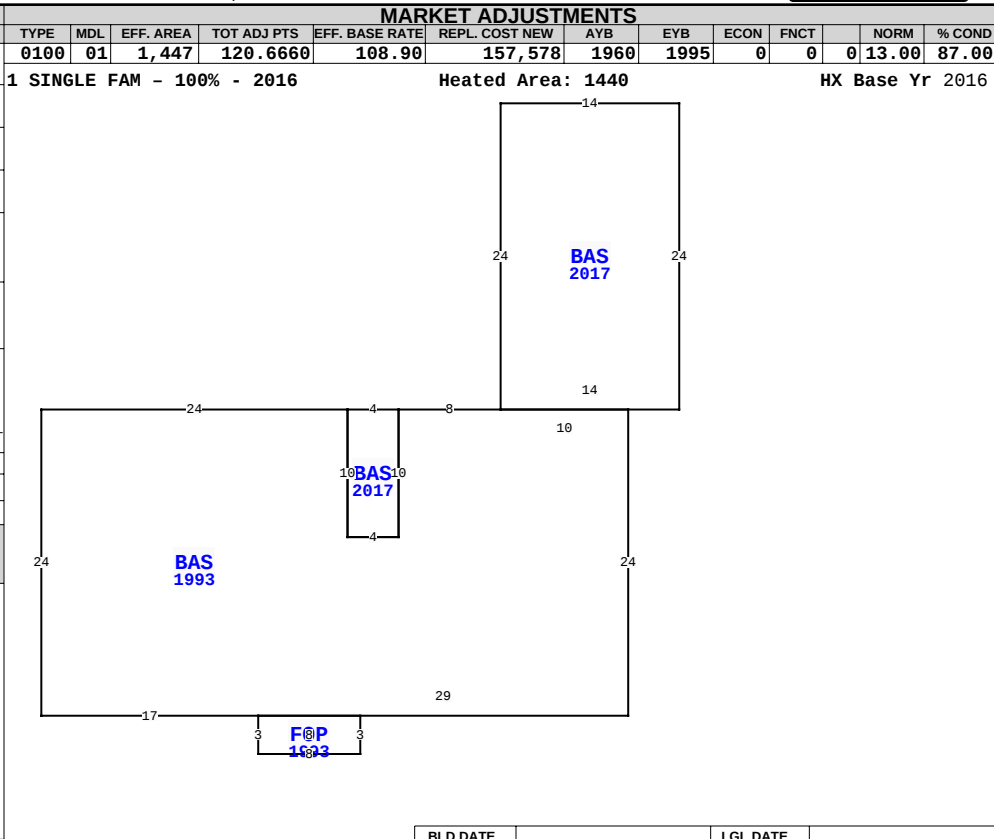
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Floo	13	LVT/LAMMT 100
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,064	100	1,064	100,807
BAS	40	100	40	3,790
BAS	336	100	336	31,833
FOP	24	30	7	663
TOTALS	1,464		1,447	137,093

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	1242	WD DECK A	0 100	4	8	32.00	SF	4.00	4.00	100	2017
3	1242	WD DECK A	0 100	5	6	30.00	SF	5.00	5.00	100	2017
4	0810	CONCRETE A	0 100	0	8	442.00	SF	3.25	3.25	100	1960

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	63.00	123.00	63.00	FF	



306 S 18TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										152,921	
TOTAL MARKET OB/XF VALUE										515	
TOTAL LAND VALUE - MARKET										126,000	
TOTAL MARKET VALUE										279,436	
SOH/AGL Deduction										150,148	
ASSESSED VALUE										129,288	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										79,288	
TOTAL JUST VALUE										279,436	
NCON VALUE										15,828	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										240,527	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170335	ADDITION	3,000	02/06/2017
20091195	OTHER	2,300	09/08/2009
9907	XFOB	0	07/03/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1956/1689	1/07/2015	WD	Q	I	02	95,000	
GRANTOR: WESTBERRY BETTY BROOK							
GRANTEE: DWYER WILLIAM & CAR							
0268/0414	6/01/1978	WD	Q	I		10,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W14 S24 BAS=[YR=1993] W8 BAS=[YR=2017] W4 S10 E4 N10\$ S10 W4 N10 W24 S24 E17 FOP=[YR=1993] S3 E8 N3 W8 \$ E29 N24 W10\$ E14 N24\$.											

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