E 75 FT OF THE W 105 FT OF
S1/2 OF OUT LOTS 229
IN OR 2506/630

LAMPEDECCHIO MARNETTO A III & KRISTEN P
106 S 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0229-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

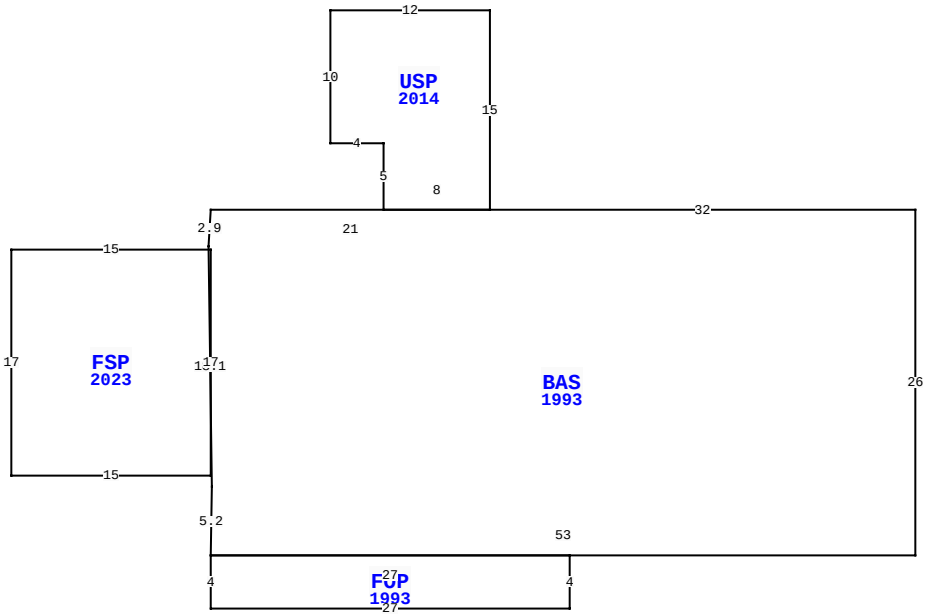
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,379	100	1,379	116,405
FOP	108	30	32	2,701
FSP	255	40	102	8,610
USP	160	30	48	4,052
TOTALS	1,902		1,561	131,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	115.2600	104.02	162,375	1962	1995	0	0	0	18.85	81.15

1 SINGLE FAM – 100% - 2023 Heated Area: 1379 HX Base Yr 2023



106 S 18TH ST, FERNANDINA BEACH

BLD DATE	10/03/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,767
TOTAL MARKET OB/XF VALUE		7,451
TOTAL LAND VALUE - MARKET		348,696
TOTAL MARKET VALUE		487,914
SOH/AGL Deduction		0
ASSESSED VALUE		487,914
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		437,914
TOTAL JUST VALUE		487,914
NCON VALUE		20,327
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211719	REMODEL	0	02/09/2022
20140843	ROOF/DCK	2,623	04/30/2014
20122202	RE-ROOF	9,000	10/25/2012
20121605	INSTALL ONE WINDO	511	08/07/2012
20090981	CHAIN-LINK FENCE	1,504	07/24/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0630	10/14/2021	WD	Q	I	02	410,000
GRANTOR: ROSS ARTHUR F						
GRANTEE: LAMPEDECCHIO MARNET						
1821/0606	10/24/2012	WD	Q	I	02	157,000
GRANTOR: WILLIAMS PAULETTE A						
GRANTEE: ROSS ARTHUR F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 W21 D2.9L0.2 D18.1R0.3 D5.2L0.1
E53 N26 $
USP=[YR=2014;ORIG=-32,0] N15 W12 S10 E4 S5 E8 $
FOP=[YR=1993;ORIG=-53,26] S4 E27 N4 W27 $
FSP=[YR=2023;ORIG=-53,3] W15 S17 E15 N17 $
.

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	44	8	352.00	SF	6.50	6.50	100	1962	1962	3	20	458	
2	0810	CONCRETE A	0	100	19	14	266.00	SF	6.50	6.50	100	1985	1985	3	49.5	856	
3	0350	CARPORT WD	0	100	14	3	42.00	SF	13.00	13.00	100	1975	1975	3	20	109	
4	0510	GARAGE WD-	0	100	22	22	484.00	SF	35.00	35.00	100	1975	1975	3	20	3,388	
8	0855	CONC PAVER	1	100	22	12	264.00	SF	10.00	10.00	100	2023	2022		100	2,640	

LAND DESCRIPTION

TOTAL OB/XF 7,451

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-1A	167.00	75.00	167.00	FF	1	0.87	1.00	0.87	2,400.00	2,088.00	348,696							

REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 348,696 Market: 0 Agricultural: 0 Common: 348,696 PRINTED 08/02/2023 BY SYS