BLOCK C N 73.77FT OF LOT 2 S-2
IN OR 1641/1821
ATLANTIC HIGHLANDS SUB

CABOT JULIE H
18 N 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000C-0022

BUILDING CHARACTERISTICS

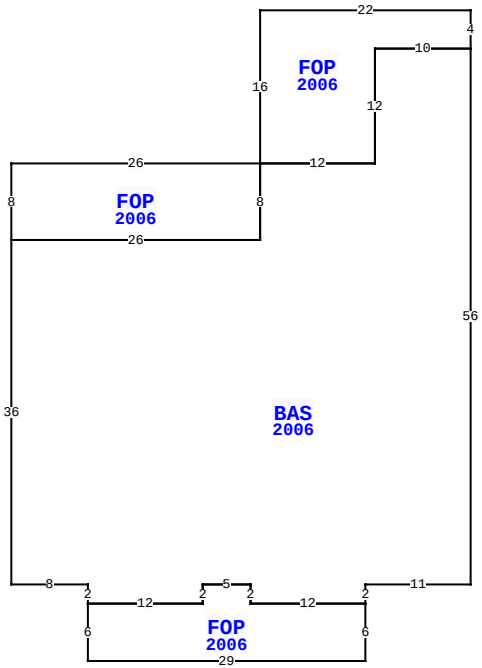
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	2,072	304,045
FOP	184	30	55	8,071
FOP	208	30	62	9,098
FOP	232	30	70	10,272
TOTALS	2,696		2,259	331,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,259	127.5960	159.50	360,310	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2017 Heated Area: 2072 HX Base Yr 2017



18 N 18TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		331,485
TOTAL MARKET OB/XF VALUE		25,935
TOTAL LAND VALUE - MARKET		233,750
TOTAL MARKET VALUE		591,170
SOH/AGL Deduction		326,691
ASSESSED VALUE		264,479
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		209,479
TOTAL JUST VALUE		591,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053036	H/AC	6,000	11/17/2005
20052476	NEW CONSTR	7,000	08/18/2005
20052316	NEW CONSTR	8,000	07/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1641/1821	9/25/2009	WD	Q	I	01	285,000

GRANTOR: MOCK WILLIAM J JR

GRANTEE: CABOT LAWRENCE P JR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W22 S16 FOP=[YR=2006] W26 S8 BAS=[YR=2006] S36 E8 S2 FOP=[YR=2006] S6 E29 N6 W12 N2 W5 S2 W12 $ E12 N2 E5 S2E12 N2 E11 N56 W10 S12 W12 S8 W26 $ E26 N8 $ E12 N12 E10 N4 $.

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	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2002	2002	3	30	3,780	
2	0810	CONCRETE A	0	100	0	0	762.00	SF	6.50	6.50	100	2006	2006	3	87	4,309	
3	0810	CONCRETE A	0	100	121	10	1,210.00	SF	6.50	6.50	100	2006	2006	3	87	6,843	
4	0855	CONC PAVER	0	100	49	4	196.00	SF	10.00	10.00	100	2011	2011	3	92	1,803	
5	0855	CONC PAVER	0	100	20	19	380.00	SF	10.00	10.00	100	2011	2011	3	92	3,496	
6	0855	CONC PAVER	0	100	0	0	620.00	SF	10.00	10.00	100	2011	2011	3	92	5,704	

LAND DESCRIPTION

TOTAL OB/XF 25,935

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	74.00	136.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 07/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/06/2024 BY SYS