BLOCK H LOT 3
IN OR 962/1489
ATLANTIC HIGHLANDS SUB

STONE BRADFORD M
104 N 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000H-0030

BUILDING CHARACTERISTICS

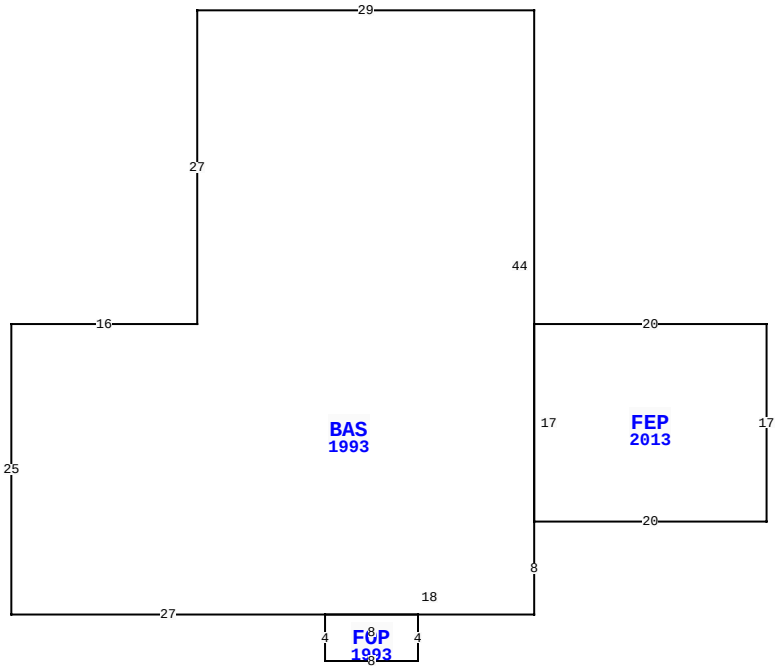
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	156,483
FEP	340	80	272	22,308
FOP	32	30	10	820
TOTALS	2,280		2,190	179,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	116.8160	110.98	243,046	1955	1980	0	0	0	26.10	73.90

1 SINGLE FAM – 100% - 2001 Heated Area: 1908 HX Base Yr 2001



104 N 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		179,611
TOTAL MARKET OB/XF VALUE		6,208
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		460,819
SOH/AGL Deduction		289,312
ASSESSED VALUE		171,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,507
TOTAL JUST VALUE		460,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0012		16,898	01/16/2024
20222560	REMODEL	43,750	10/24/2022
20101951	REPLACE WATER HEA	800	11/10/2010
20100917	REROOF W/30YR SHN	5,000	06/04/2010
20033286	53 IRRIGATION HEA	0	06/19/2003
20010299	REMODEL	5,000	02/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/1489	12/19/2000	WD	U	I		175,700

GRANTOR: BOWERS DAVID JR ET AL
GRANTEE: STONE BRADFORD M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S27 W16 S25 E27 FOP=[YR=1993] S4 E8 N4 W8 $ E18 N8 FEP=[YR=2013] E20 N17 W20 S17 $ N44 $.

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	0681	POLE SHED	0	100	33	13	429.00	SF	15.00	15.00	100	1981	1981	3	20	1,287	
2	1242	WD DECK A	0	100	0	0	330.00	SF	10.00	10.00	100	2005	2005	3	24	792	
3	0681	POLE SHED	0	100	16	6	96.00	SF	15.00	15.00	100	1981	1981	3	20	288	
4	0810	CONCRETE A	0	100	0	0	79.00	SF	6.50	6.50	100	1980	1980	3	32.5	167	
5	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2000	2000	3	79	2,728	
6	0825	BRICK	0	100	44	4	176.00	SF	6.25	6.25	100	1990	1990	3	86	946	

LAND DESCRIPTION

TOTAL OB/XF 6,208

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	136.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS