BLOCK I N91 FT OF LOT 1
IN OR 1735/1836
ATLANTIC HIGHLAND SUB

CART CELIA D
109 N 18TH ST
FERNANDINA BEACH, FL 32034-2613

**2024**

**00-00-31-1060-000I-0011**

## BUILDING CHARACTERISTICS

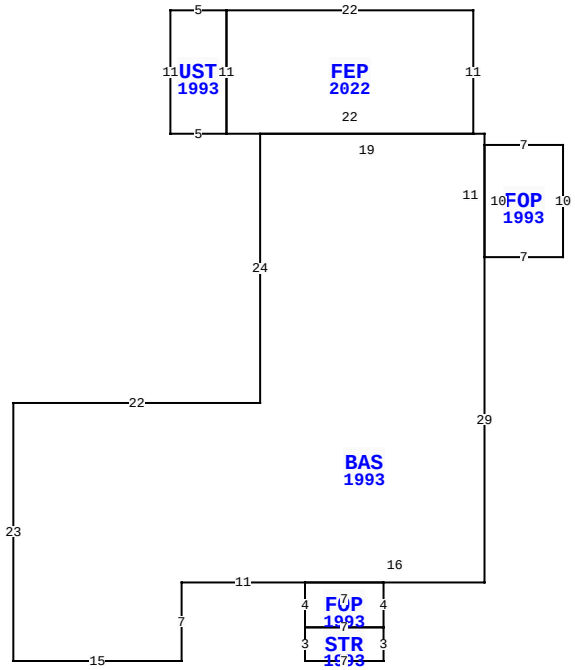
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| 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 | 1007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,257 | 100 | 1,257 | 121,638 |
| FEP | 242 | 80 | 194 | 18,773 |
| FOP | 28 | 30 | 8 | 774 |
| FOP | 70 | 30 | 21 | 2,032 |
| STR | 21 | 10 | 2 | 194 |
| UST | 55 | 45 | 25 | 2,419 |
| TOTALS | 1,673 | | 1,507 | 145,829 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,507 | 121.9920 | 115.89 | 174,646 | 1946 | 1990 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1257 HX Base Yr 2021




109 N 18TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 02/06/2014 KK | 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 | | 145,829 |
| TOTAL MARKET OB/XF VALUE | | 22,016 |
| TOTAL LAND VALUE - MARKET | | 233,750 |
| TOTAL MARKET VALUE | | 401,595 |
| SOH/AGL Deduction | | 118,797 |
| ASSESSED VALUE | | 282,798 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 232,798 |
| TOTAL JUST VALUE | | 401,595 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 396,020 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20211795 | ADDITION | 0 | 01/28/2022 |
| 20132671 | DECK | 924 | 11/22/2013 |
| 20112242 | GAS | 250 | 12/19/2011 |
| 20112035 | GARAGE | 8,545 | 11/14/2011 |
| 20071237 | REPAIR/RRF | 1,500 | 07/03/2007 |
| 7413 | REMODEL | 4,000 | 11/04/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1735/1836 | 4/26/2011 | WD | Q | I | 02 | 145,000 |
| GRANTOR: THORNTON SUELLEN R | | | | | | |
| GRANTEE: CART CELIA D | | | | | | |
| 0759/1963 | 5/16/1996 | QC | U | I | 06 | 21,000 |
| GRANTOR: THORNTON ROBERT E | | | | | | |
| GRANTEE: THORNTON SUELLEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=2022] N11 W22 UST=[YR=1993] W5 S11 E5 N11 $ S11 E22 $ W19 S24 W22 S23 E15 N7 E11
FOP=[YR=1993] S4 STR=[YR=1993] S3E7N3 W7$ E7 N4 W7 $ E16N29
FOP=[YR=1993] E7 N10 W7 S10 $ N11 $ .

## 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 | 31 | 3 | 93.00 | SF | 6.50 | 6.50 | 100 | 1946 | 1946 | 3 | 20 | 121 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 480.00 | SF | 6.50 | 6.50 | 100 | 1946 | 1946 | 3 | 20 | 624 | |
| 3 | 0835 | QUARY TILE | 0 | 100 | 11 | 10 | 110.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 77 | 847 | |
| 4 | 1076 | TRELLIS A | 0 | 100 | 15 | 18 | 270.00 | SF | 7.50 | 7.50 | 100 | 1999 | 1999 | 3 | 23 | 466 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 11 | 3 | 33.00 | SF | 6.50 | 6.50 | 100 | 1946 | 1946 | 3 | 20 | 43 | |
| 6 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1946 | 1946 | 3 | 20 | 700 | |
| 7 | 0825 | BRICK | 0 | 100 | 10 | 3 | 30.00 | SF | 6.25 | 6.25 | 100 | 1999 | 1999 | 3 | 93 | 174 | |
| 8 | 0510 | GARAGE WD- | 0 | 100 | 23 | 16 | 368.00 | SF | 35.00 | 35.00 | 100 | 2012 | 2012 | 3 | 68 | 8,758 | |
| 9 | 1242 | WD DECK A | 0 | 100 | 22 | 16 | 352.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 60 | 2,112 | |
| 10 | 0350 | CARPORT WD | 0 | 100 | 0 | 0 | 648.00 | SF | 13.00 | 13.00 | 100 | 2022 | 2022 | 3 | 97 | 8,171 | |

TOTAL OB/XF 22,016

## LAND DESCRIPTION

| 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 | 91.00 | 137.00 | 1.00 | LT | | 1.00 | 1.00 | 0.85 | 275,000.00 | 233,750.00 | 233,750 | | | | | | | |

REVIEW DATE 06/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/06/2024 BY SYS