

BLOCK I S451/2 FT OF LOT 1 &
N451/2 FT OF LOT 4
IN OR 1648/761

MORAN CHRISTOPHER
107 NORTH 18TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000I-0012



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 2												
Exterior Wall	17	CB STUCCO 70	0100	01	1,882	116.1741	110.37	207,716	1950	2000	0	0	0	11.50	88.50	VALUATION BY STANDARD											
Exterior Wall	15	CONC BLOCK 30	1 SINGLE FAM - 100% - 2024													Heated Area: 1212 HX Base Yr 2024											
Roof Structure	03	GABLE/HIP 100																									
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	03	PLASTER 100																									
Interior Floor	12	HARDWOOD 80																									
Interior Floor	15	HARDTILE 20																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	3	100																									
Bathrooms	1	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	1007.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,212	100	1,212	118,385																							
FDG	418	60	251	24,517																							
FDG	418	60	251	24,517																							
FGR	260	55	143	13,968																							
FOP	16	30	5	489																							
FOP	48	30	14	1,367																							
STR	16	10	2	196																							
UST	8	45	4	390																							
TOTALS	2,396		1,882	183,829																							
EXTRA FEATURES					107 N 18TH ST, FERNANDINA BEACH										BLD DATE 07/22/2014 KK LGL DATE												
L N	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	LAND DATE											
1	0866	POOL FIBER	0 100	35 18	630.00	SF	72.00	72.00	100	2000	2000	3	20	9,072		AG DATE											
2	0940	SHEDS/PORT	0 100	10 12	120.00	SF	30.00	30.00	100	1980	1980	3	20	720													
3	0810	CONCRETE A	0 100	0 0	1,451.00	SF	6.50	6.50	100	1985	1985	3	47	4,433													
4	0810	CONCRETE A	0 100	2 36	72.00	SF	6.50	6.50	100	2007	2007	3	88	412													
5	0845	KOOL DECK	0 100	0 0	743.00	SF	7.25	7.25	100	2000	2000	3	79	4,256													
6	0351	CARPORT MT	0 100	25 10	250.00	SF	10.00	10.00	100	2010	2010	3	45	1,125													
7	0479	VF PICKET	0 100	0 0	55.00	LF	10.00	10.00	100	2009	2009	3	76	418													
8	0811	CONCRETE B	1 100	0 0	800.00	SF	5.20	5.20	100	2024	2023	3	100	4,160													
LAND DESCRIPTION					TOTAL OB/XF 24,596																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/06/2024 BY SYS																											

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