

BLOCK M LOT S 91 FT OF 3  
IN OR 2384/288  
ATLANTIC HIGHLANDS DB 39/296

MCCARTHY RORREY B & AMAYA  
130 N 18TH ST  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000M-0030



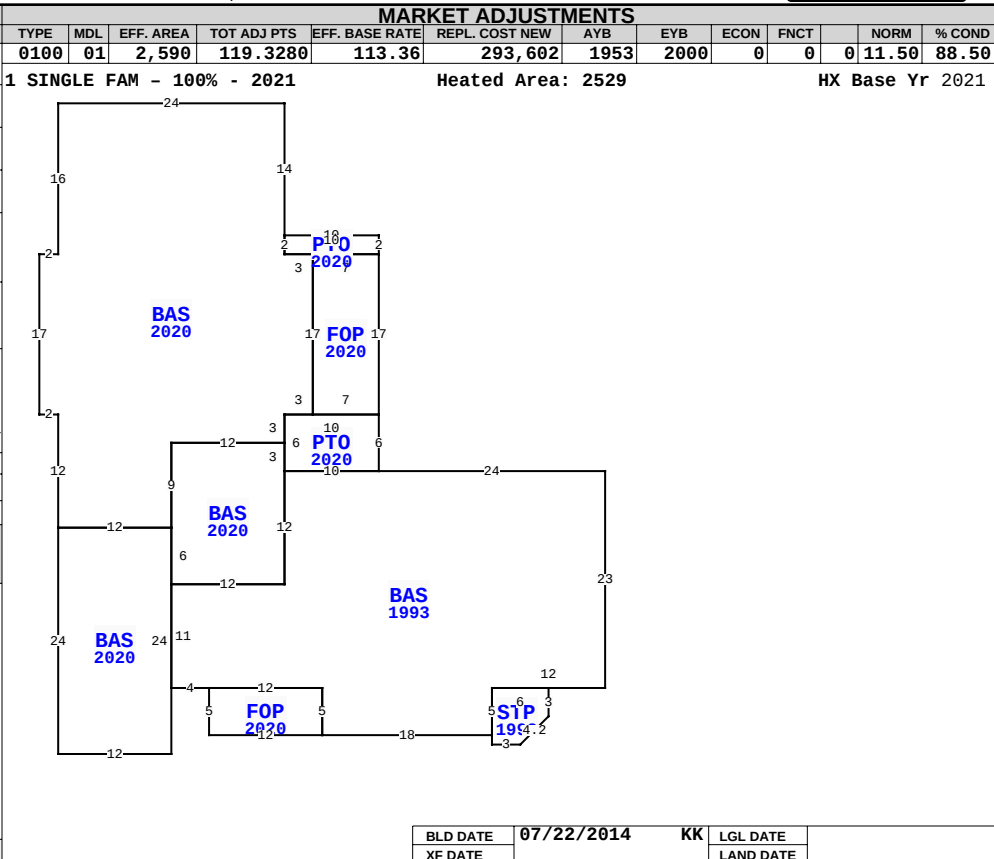
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 03 | PLASTER 100    |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 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          |  |  | 05      | Quality Level 05 |
| 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       | 1,004            | 100         | 1,004        | 100,725              |
| BAS       | 180              | 100         | 180          | 18,058               |
| BAS       | 288              | 100         | 288          | 28,893               |
| BAS       | 1,057            | 100         | 1,057        | 106,042              |
| FOP       | 60               | 30          | 18           | 1,805                |
| FOP       | 119              | 30          | 36           | 3,612                |
| PTO       | 20               | 5           | 1            | 100                  |
| PTO       | 60               | 5           | 3            | 301                  |
| STP       | 32               | 10          | 3            | 301                  |
| TOTALS    | 2,820            |             | 2,590        | 259,838              |

| EXTRA FEATURES |            |             |         |    |   |        |    |       |       |
|----------------|------------|-------------|---------|----|---|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS  | UT | Adj R | NOTES |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 11 | 9 | 99.00  | SF | 30.00 |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 448.00 | SF | 6.50  |       |
| 3              | 0810       | CONCRETE A  | 0 100   | 12 | 6 | 72.00  | SF | 6.50  |       |
| 4              | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 272.00 | SF | 6.50  |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 91.00 | 137.00 | 1.00        |



130 N 18TH ST, FERNANDINA BEACH

|          |            |    |
|----------|------------|----|
| BLD DATE | 07/22/2014 | KK |
| XF DATE  |            |    |
| INC DATE |            |    |

|           |  |
|-----------|--|
| LGL DATE  |  |
| LAND DATE |  |
| AG DATE   |  |

TOTAL OB/XF 2,627

| L N | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | LT        |     | 1.00      | 1.00   | 1.00    | 225,000.00 | 225,000.00     | 225,000    |                             |      |         |      |     |    |        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01  | 2,590     | 119.3280    | 113.36         | 293,602        | 1953 | 2000 | 0    | 0    | 11.50 | 88.50  |

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| VALUATION SUMMARY         |  | STANDARD               |
|---------------------------|--|------------------------|
| VALUATION BY              |  | Tax Group: 2 Tax Dist: |
| BUILDING MARKET VALUE     |  | 259,838                |
| TOTAL MARKET OB/XF VALUE  |  | 2,627                  |
| TOTAL LAND VALUE - MARKET |  | 225,000                |
| TOTAL MARKET VALUE        |  | 487,465                |
| SOH/AGL Deduction         |  | 130,457                |
| ASSESSED VALUE            |  | 357,008                |
| TOTAL EXEMPTION VALUE     |  | 50,000                 |
| BASE TAXABLE VALUE        |  | 307,008                |
| TOTAL JUST VALUE          |  | 487,465                |
| NCON VALUE                |  | 0                      |
| INCOME VALUE              |  |                        |
| PREVIOUS YEAR MKT VALUE   |  | 475,895                |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20190126   | ADDITION    | 157,050 | 02/11/2019 |
| 20100502   | XFOB        | 1,475   | 03/26/2010 |
| 20090656   | REPAIR/RRF  | 1,500   | 05/27/2009 |
| 20032388   | H/AC        | 3,000   | 01/23/2003 |
| 969558     | XFOB        | 250     | 01/30/1996 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2384/0288                    | 7/29/2020 | WD        | U   | I   | 30     |
| GRANTOR: MCCARTHY EDIE B     |           |           |     |     |        |
| GRANTEE: MCCARTHY RORREY B & |           |           |     |     |        |
| 0820/1152                    | 1/23/1998 | QC        | U   | I   | 10     |
| GRANTOR: MCCARTHY SEAN P     |           |           |     |     |        |
| GRANTEE: MCCARTHY EDIE B     |           |           |     |     |        |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993] W24PTO=[YR=2020] N6 FOP=[YR=2020] N17 PTO=[YR=2020] N2 W10 BAS=[YR=2020] N14 W24 S16 W2 S17 E2 S12 E12 N9 E12 N3 E3 N17 W3 N2 \$ S2 E10 \$W7 S17 E7 \$W10 S6 E10 \$ W10 BAS=[YR=2020] N3 W12 S9 BAS=[YR=2020] W12 S24 E12 N24 \$ S6 E12 N12\$S12 W12 S11 E4FOP=[YR=2020] S5 E12 N5 W12\$ E12 S5E18 STP=[YR=1993] S1E3 U3 R3 N3W6S5\$N5E12 N23 \$ . |  |  |  |  |  |  |  |  |  |