BLOCK O LOT S 91 FT OF 3
IN OR 728 PG 1465
ATLANTIC HIGHLANDS SUB

TOBIAS JAMES S
202 N 18TH ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1060-0000-0032**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 |

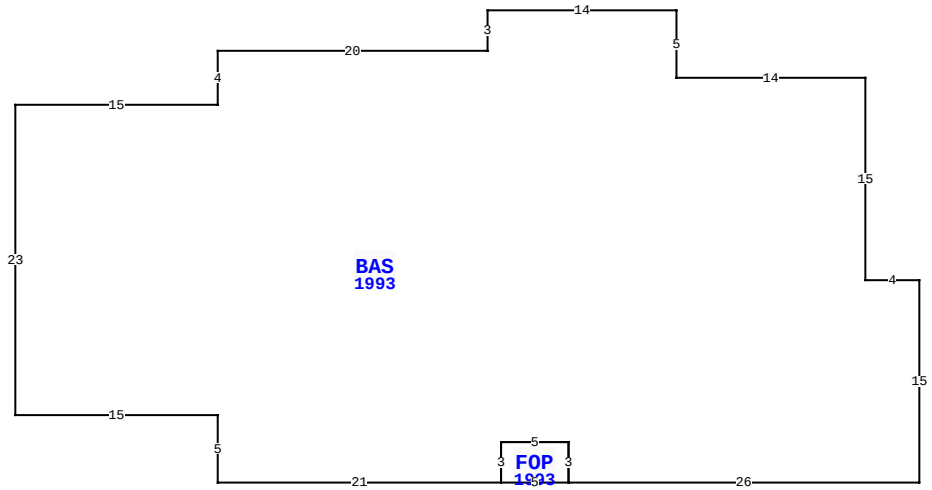
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,940 | 100 | 1,940 | 146,031 |
| FOP | 15 | 30 | 4 | 301 |
| TOTALS | 1,955 | | 1,944 | 146,332 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,944 | 100.9400 | 95.89 | 186,410 | 1947 | 1980 | 0 | 0 | 0 | 21.50 | 78.50 |

1 SINGLE FAM – 100% - 1996 Heated Area: 1940 HX Base Yr 1996




202 N 18TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 07/22/2014 | KK | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 160,637 |
| TOTAL MARKET OB/XF VALUE | | 3,317 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 388,954 |
| SOH/AGL Deduction | | 234,966 |
| ASSESSED VALUE | | 153,988 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,000 |
| BASE TAXABLE VALUE | | 98,988 |
| TOTAL JUST VALUE | | 388,954 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 382,775 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190220 | GARAGE | 27,000 | 04/24/2019 |
| 20062476 | REPAIR/RRF | 8,400 | 11/06/2006 |
| BP4160 | N/A | 3,500 | 02/10/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0728/1465 | 5/01/1995 | WD | Q | I | | 88,000 |

GRANTOR: BLACKWELDER LYNETTE B
GRANTEE: TOBIAS JAMES S & PA

| | | | | | | |
|---|---|---|---|---|---|---|
| 0535/0082 | 1/19/1988 | WD | U | I | 01 | 100 |

GRANTOR: BLACKWELDER GENE & L
GRANTEE: BLACKWELDER LYNETTE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W4 N15 W14 N5 W14 S3 W20 S4 W15 S23 E15 S5 E21
FOP=[YR=1993] E5 N3 W5S3$ N3 E5 S3 E26 N15$ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 46.5 | 1,628 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 23 | 9 | 192.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 1,344 | |
| 3 | 0851 | PATIO STON | 0 | 100 | 0 | 0 | 402.00 | SF | 0.75 | 0.75 | 100 | 2005 | 2005 | 3 | 86 | 259 | |
| 4 | 0819 | CONC 12" | 0 | 100 | 7 | 4 | 28.00 | SF | 9.50 | 9.50 | 100 | 1980 | 1980 | 3 | 32.5 | 86 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,317

| 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 | 1.00 | 225,000.00 | 225,000.00 | 225,000 | | | | | | | |

REVIEW DATE 09/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

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**2024**

**00-00-31-1060-0000-0032**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

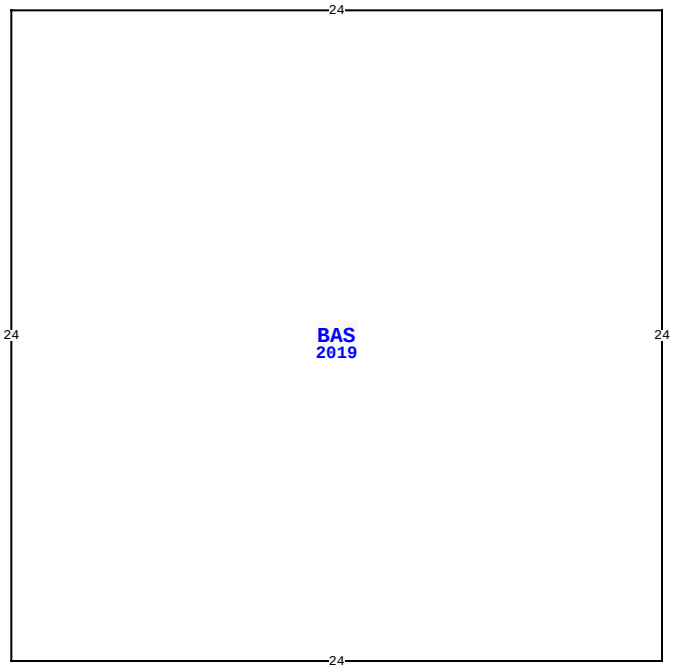
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 576 | 100 | 576 | 14,305 |
| TOTALS | 576 | | 576 | 14,305 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 576 | 73.9200 | 25.87 | 14,901 | 2019 | 2019 | 0 | 0 | 0 | 4.00 | 96.00 |

2 GARAGE RES – 100% - 1996 Heated Area: 576 HX Base Yr 1996

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| GRANTOR: BLACKWELDER LYNETTE B | | | | | | |
| GRANTEE: TOBIAS JAMES S & PA | | | | | | |
| 0535/0082 | 1/19/1988 | WD | U | I | 01 | 100 |
| GRANTOR: BLACKWELDER GENE & L | | | | | | |
| GRANTEE: BLACKWELDER LYNETTE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W24 S24 E24 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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