BLK S NORTH 101 FT OF LOT 1
IN OR 1915/1177
ATLANTIC HIGHLANDS SUB

WILSON RALPH MARTIN
321 N 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000S-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

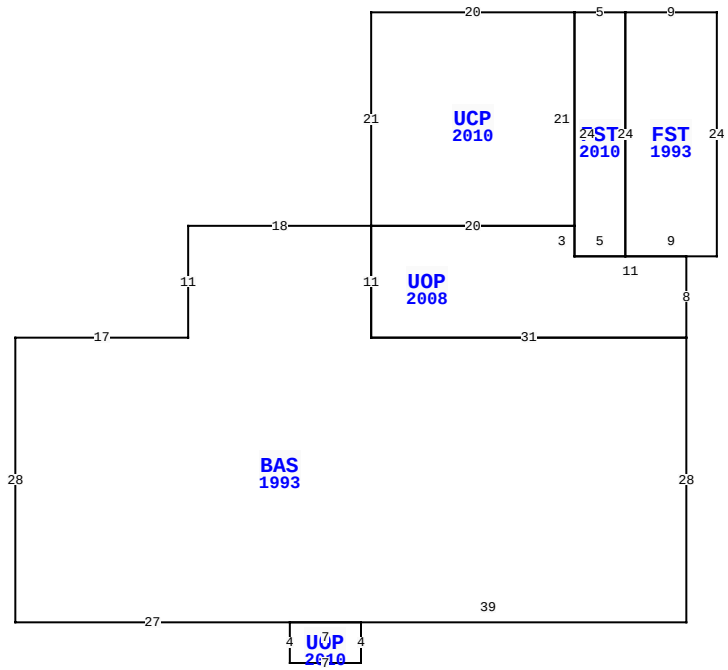
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	208,000
FST	216	55	119	12,098
FST	120	55	66	6,709
UCP	420	20	84	8,540
UOP	308	20	62	6,303
UOP	28	20	6	610
TOTALS	3,138		2,383	242,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,383	127.8508	121.46	289,439	1955	1990	0	0	0	16.30	83.70

1 SINGLE FAM – 100% - 2015 Heated Area: 2046 HX Base Yr 2015



321 N 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,260
TOTAL MARKET OB/XF VALUE		6,361
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		523,621
SOH/AGL Deduction		296,336
ASSESSED VALUE		227,285
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,285
TOTAL JUST VALUE		523,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121243	RE-ROOF	6,100	06/25/2012
20112007	XFOB	3,395	11/08/2011
20100347	REMODEL	5,000	02/24/2010
20100325	REMODEL	5,000	02/19/2010
20100326	ELEC OTHER	2,000	02/19/2010
20061738	REPAIR/RRF	7,709	07/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1915/1177	5/01/2014	WD	Q	I	02	263,000
GRANTOR: BITTAKER VICTORIA						
GRANTEE: WILSON RALPH MARTIN						
1295/1753	2/16/2005	WD	Q	I		212,000
GRANTOR: TOWNSEND HAIDEE BELL						
GRANTEE: BITTAKER RICHARD O						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 FST=[YR=2010] W5 UCP=[YR=2010] W20 S21
BAS=[YR=1993] W18 S11 W17 S28 E27 UOP=[YR=2010] S4 E7 N4 W7$
E39 N28 UOP=[YR=2008] N8W11N3W20S11 E31$ W31N11$ E20N21$
S24E5N24$ S24E9N24$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1955	1955	3	20	400	
2	0810	CONCRETE A	0	100	0	0	1,925.00	SF	6.50	6.50	100	1955	1955	3	20	2,503	
3	0810	CONCRETE A	0	100	0	0	1,995.00	SF	6.50	6.50	100	1955	1955	3	20	2,594	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2005	2005	3	24	864	

LAND DESCRIPTION

TOTAL OB/XF 6,361

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	101.00	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