BLOCK T S50 1/2 FT OF LOT 2 &
N50 1/2 FT OF LOT 3
IN OR 2204/914

BOYCE CHERYL C & GERALD A
312 N 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000T-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

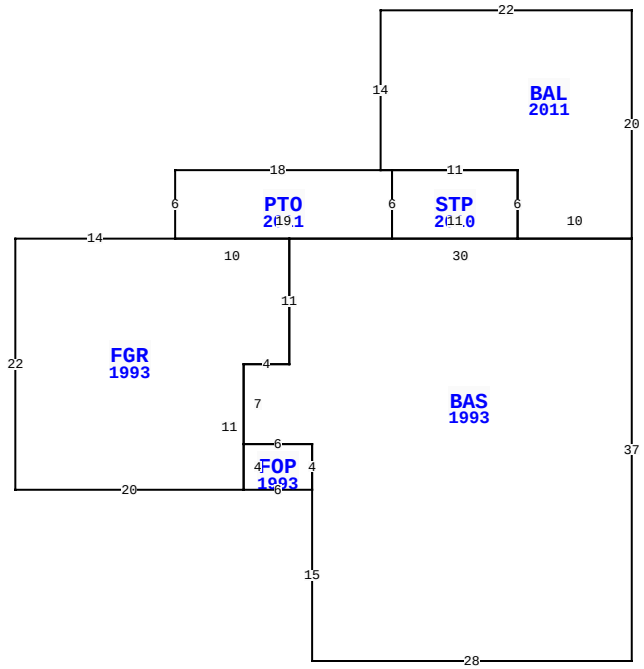
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	368	15	55	5,871
BAS	1,100	100	1,100	117,405
FGR	484	55	266	28,391
FOP	24	30	7	747
PTO	114	5	6	640
STP	66	10	7	747
TOTALS	2,156		1,441	153,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,441	137.1760	130.32	187,791	1973	2000	0	0	0	18.10	81.90

1 SINGLE FAM – 0% - 0 Heated Area: 1100 HX Base Yr



312 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	153,801
TOTAL MARKET OB/XF VALUE	2,231
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	431,032
SOH/AGL Deduction	151,869
ASSESSED VALUE	279,163
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,163
TOTAL JUST VALUE	431,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152668	INT/REM	45,000	11/13/2015
20062783	REPAIR/RRF	4,000	12/21/2006
20042451	H/AC	5,000	01/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0914	6/14/2018	WD	U	I	37	159,900
GRANTOR: 312 18TH ST LLC						
GRANTEE: BOYCE CHERYL C & GE						
2022/0571	1/07/2016	QC	U	I	11	100
GRANTOR: KING THOMAS IV & ELLE						
GRANTEE: 317 18TH ST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2011] W22S14 PTO=[YR=2011] W18S6 FGR=[YR=1993] W14 S22 E20 FOP=[YR=1993] E6 BAS=[YR=1993] S15E28N37W30S11W4S7 E6S4$ N4W6S4$ N11E4N11W10$ E19 N6W1$ E1STP=[YR=2010] S6E11N6W11$ E11S6E10N20$.

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	0	0	0	1,430.00	SF	6.50	6.50	100	1973	1973	3	24	2,231	

LAND DESCRIPTION

TOTAL OB/XF 2,231

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	0	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS