

BLOCK T LOT S 101 FT OF 3
IN OR 1153/355
ATLANTIC HIGHLANDS SUB

HALE SIDNEY R
308 N 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000T-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1,046	100	1,046	81,622
BAS	300	100	300	23,410
FOP	64	30	19	1,482
FOP	64	30	19	1,482
FUS	580	100	580	45,259
TOTALS	2,054		1,964	153,255

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	1242	WD DECK A	0	100	0	0	
2	0819	CONC 12"	0	100	0	0	
3	0810	CONCRETE A	0	100	30	5	
4	0940	SHEDS/PORT	0	100	14	10	
5	0810	CONCRETE A	0	100	4	4	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,964	102.9000	97.76	192,001	1962	1976	0	0	0	20.18	79.82
1 SINGLE FAM - 100% - 2004												
Heated Area: 1926												
HX Base Yr 2004												
308 N 18TH ST, FERNANDINA BEACH												

TOTAL OB/XF												
3,664												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				153,255			
TOTAL MARKET OB/XF VALUE				3,664			
TOTAL LAND VALUE - MARKET				275,000			
TOTAL MARKET VALUE				431,919			
SOH/AGL Deduction				280,580			
ASSESSED VALUE				151,339			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				101,339			
TOTAL JUST VALUE				431,919			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				375,087			