



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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

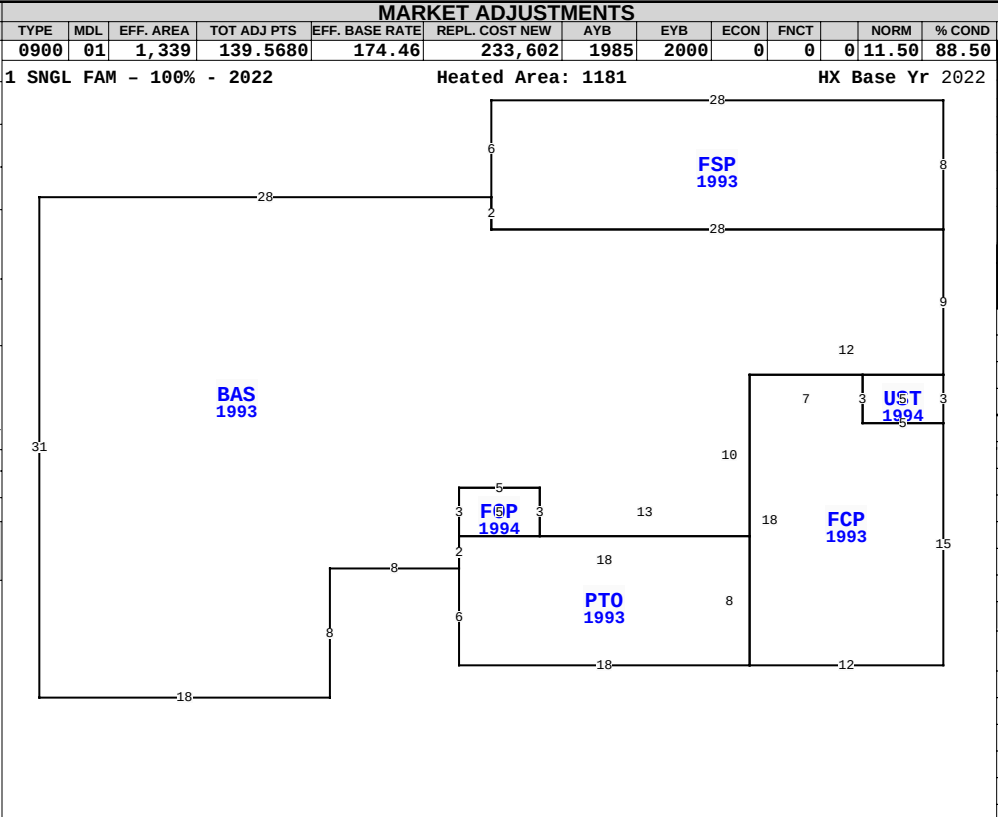
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,181	100	1,181	182,343
FCP	201	25	50	7,720
FOP	15	30	4	618
FSP	224	40	90	13,895
PTO	144	5	7	1,081
UST	15	45	7	1,081

TOTALS	1,780		1,339	206,738
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	57	9	513.00	SF	5.53	5.53	100	1985
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1985
3	0810	CONCRETE A	0 100	86	11	946.00	SF	5.53	5.53	100	1985
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985
5	0855	CONC PAVER	0 100	0	0	270.00	SF	7.00	7.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	70.00	121.00	1.00	UT	



926 S 18TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0 100	57	9	513.00	SF	5.53	5.53	100	1985	1985	3	47	1,332	
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1985	1985	3	20	600	
3	0810	CONCRETE A	0 100	86	11	946.00	SF	5.53	5.53	100	1985	1985	3	47	2,457	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
5	0855	CONC PAVER	0 100	0	0	270.00	SF	7.00	7.00	100	2000	2000	3	79	1,493	

TOTAL OB/XF												7,912				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-1	70.00	121.00	1.00	UT		1.00	1.00	1.00	125,000.00	125,000.00

NASSAU COUNTY PROPERTY												PAGE 1 of 1				2
VALUATION SUMMARY												STANDARD				
VALUATION BY												Tax Group: 2				
Tax Dist:												Tax Dist:				
BUILDING MARKET VALUE												206,738				
TOTAL MARKET OB/XF VALUE												7,912				
TOTAL LAND VALUE - MARKET												125,000				
TOTAL MARKET VALUE												339,650				
SOH/AGL Deduction												29,080				
ASSESSED VALUE												310,570				
TOTAL EXEMPTION VALUE												HX HB SX				
BASE TAXABLE VALUE												210,570				
TOTAL JUST VALUE												339,650				
NCON VALUE												0				
INCOME VALUE																
PREVIOUS YEAR MKT VALUE												305,716				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120985	6' FENCE	0	05/31/2012
20110826	RE-ROOF	5,000	05/31/2011
1202	SHED	1,600	05/01/1985
3269	NEW CONSTR	38,800	05/01/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2613/0719	1/12/2023	WD	U	I	11	100	
GRANTOR: TARIN LAGAY LOUISE							
GRANTEE: TARIN LAGAY LOUISE							
2509/1799	11/01/2021	WD	Q	I	02	362,000	
GRANTOR: LYLE BARRY W & MARY B							
GRANTEE: TARIN LAGAY LOUISE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W28 S6 BAS=[YR=1993] W28 S31 E18 N8 E8											
PTO=[YR=1993] S6 E18 FCP=[YR=1993] E12 N15 UST=[YR=1994]											
N3W5S3 E5\$ W5N3W7S18\$ N8W18S2\$N2 FOP=[YR=1994] E5N3W5S3\$											
N3E5S3E13N10 E12N9W28N2\$ S2E28N8\$.											