

BLOCK 2 LOTS 1 2 (LESS S70 FT)
IN OR 2031/1439
OAK LAWN PARK #1 PB 2/52

ROBERTS TIMOTHY W & AMY N
21 S 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150A-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 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
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NEIGHBORHOOD/LOC	1008.00
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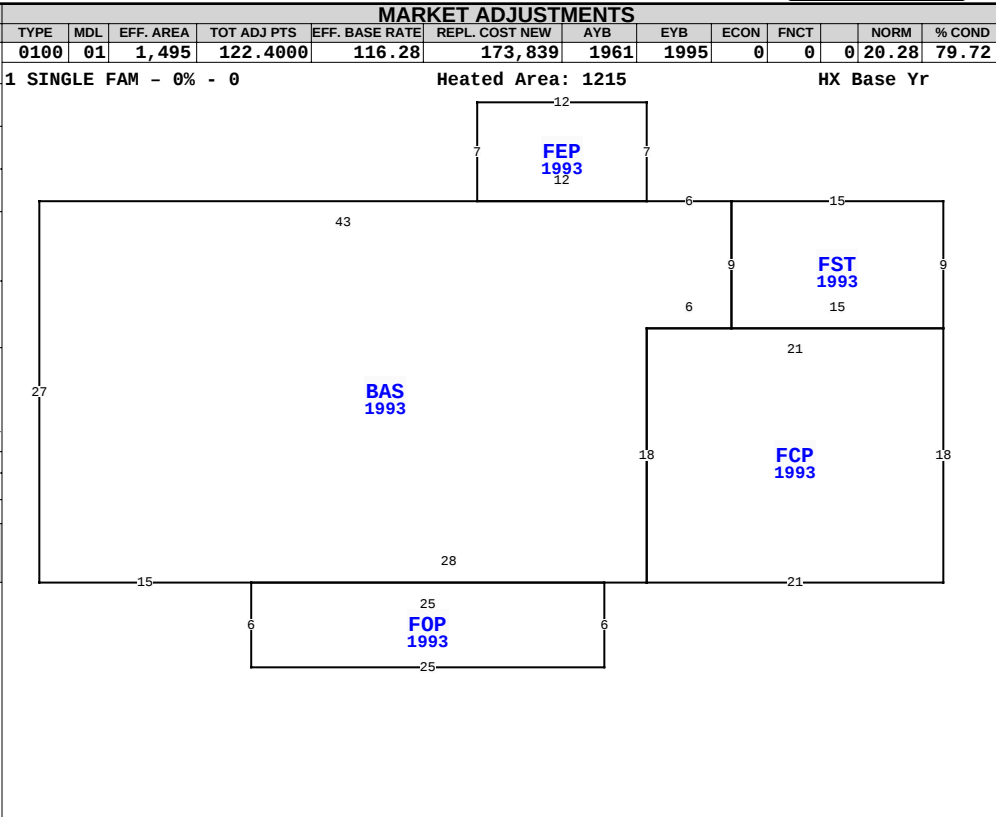
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1,215	112,628
FCP	378	25	94	8,713
FEP	84	80	67	6,211
FOP	150	30	45	4,172
FST	135	55	74	6,860

TOTALS	1,962		1,495	138,584
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0866	POOL FIBER	0	0	28	14	392.00	SF	72.00	72.00	
2	0845	KOOL DECK	0	0	0	0	480.00	SF	7.25	7.25	
3	0910	SCRN RM L	0	0	34	27	918.00	SF	15.00	15.00	
4	0810	CONCRETE A	0	0	0	0	1,150.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	80.00	137.00	80.00	FF 1	

REVIEW DATE 01/14/2021 BY TWA



101 S 18TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/25/2024	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	0866	POOL FIBER	0	0	28	14	392.00	SF	72.00	72.00	100	1980	1980	3	20	5,645	
2	0845	KOOL DECK	0	0	0	0	480.00	SF	7.25	7.25	100	1980	1980	3	32.5	1,131	
3	0910	SCRN RM L	0	0	34	27	918.00	SF	15.00	15.00	100	2010	2010	3	45	6,197	
4	0810	CONCRETE A	0	0	0	0	1,150.00	SF	6.50	6.50	100	1961	1961	3	20	1,495	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	80.00	137.00	80.00	FF 1	

REVIEW DATE 01/14/2021 BY TWA

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										138,584	
TOTAL MARKET OB/XF VALUE										14,468	
TOTAL LAND VALUE - MARKET										250,880	
TOTAL MARKET VALUE										403,932	
SOH/AGL Deduction										139,314	
ASSESSED VALUE										264,618	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										264,618	
TOTAL JUST VALUE										403,932	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										363,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101732	XFOB	7,000	10/07/2010
20101121	REPAIR/RRF	14,921	07/09/2010
20080687	REPAIR/RRF	3,219	04/25/2008
20034220	REPAIR/RRF	0	12/02/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2031/1439	2/26/2016	SW	Q	I	01	180,000	
GRANTOR: NATIONSTAR MORTGAGE L							
GRANTEE: ROBERTS TIMOTHY W &							
2015/0530	11/23/2015	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: NATIONSTAR MORTGAGE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W15 BAS=[YR=1993] W6 FEP=[YR=1993] N7 W12S7 E12\$ W43 S27 E15 FOP=[YR=1993] S6E25 N6 W25\$ E28 FCP=[YR=1993] E21 N18 W21 S18\$ N18 E6 N9\$ S9 E15 N9\$.											