

BLOCK 2 LOTS S0 70 FT OF 1 & 2
& LOT 6
IN OR 2165/1481

POZZETTA JAMES M & ERIN LESLIE
103 S 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150A-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	18	CEMENT BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

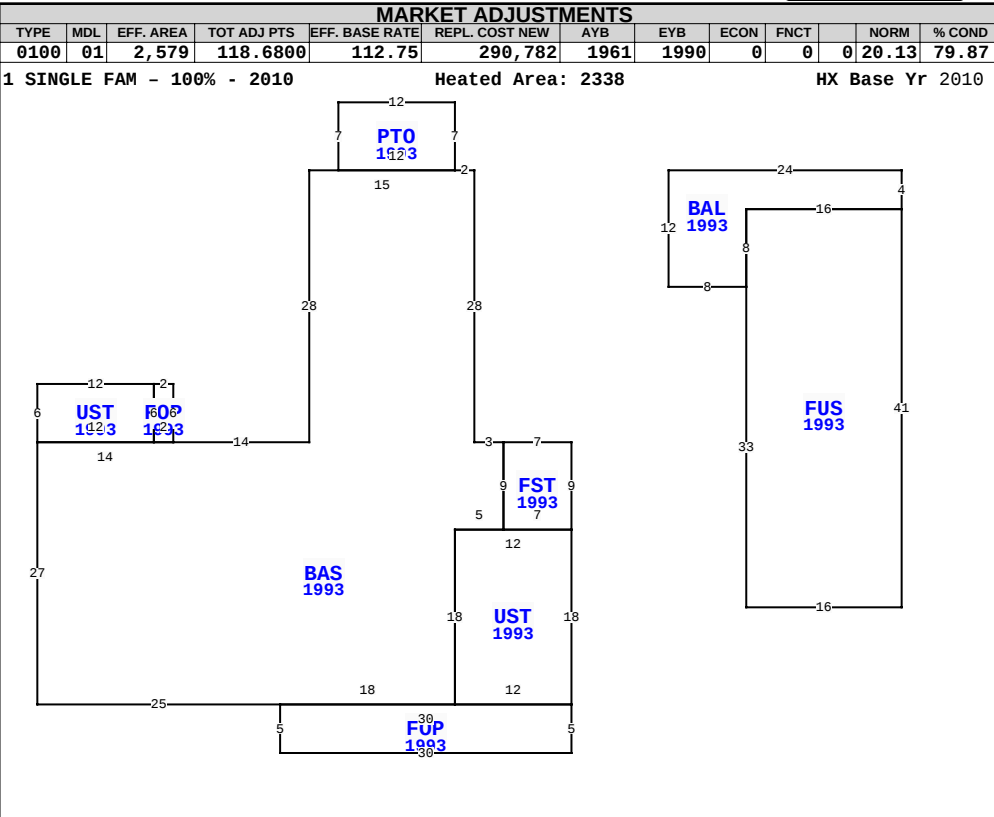
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	160	15	24	2,161
BAS	1,682	100	1,682	151,470
FOP	12	30	4	360
FOP	150	30	45	4,053
FST	63	55	35	3,152
FUS	656	100	656	59,075
PTO	84	5	4	360
UST	72	45	32	2,882
UST	216	45	97	8,735
TOTALS	3,095		2,579	232,248

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	23	460	
2	0810	CONCRETE A	0 100	0	0	860.00	SF	6.50	6.50	100	1961	1961	3	20	1,118	
3	0845	KOOL DECK	0 100	0	0	749.00	SF	7.25	7.25	100	1988	1988	3	54.5	2,959	
4	0861	POOL GUNIT	0 100	33	13	429.00	SF	85.00	85.00	100	1988	1988	3	20	7,293	
5	0810	CONCRETE A	0 100	0	0	216.00	SF	6.50	6.50	100	2020	2020	3	99	1,390	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	000100	C



103 S 18TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/25/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																13,220
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	137.00	70.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00
2	000100	C	SFR	100	0006	R-1	77.00	137.00	77.00	FF	1	1.12	1.00	0.56	2,800.00	1,568.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		251,295	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		340,256	
SOH/AGL Deduction		ASSESSED VALUE		604,771	
TOTAL EXEMPTION VALUE		HX HB		399,644	
BASE TAXABLE VALUE		TOTAL JUST VALUE		205,127	
NCON VALUE		INCOME VALUE		50,000	
PREVIOUS YEAR MKT VALUE				155,127	
				604,771	
				0	
				546,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200194	GARAGE	27,820	04/21/2020
20120966	H/AC	3,000	05/29/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2165/1481	4/19/2017	QC U	I	11		100	
GRANTOR: POZZETTA ERIN MANDISH							
GRANTEE: POZZETTA JAMES MICH							
1610/0613	3/09/2009	WD Q	I	01		215,100	
GRANTOR: COPP S							
GRANTEE: MANDISH PATRICIA A							

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1993] W2 PTO=[YR=1993] N7W12 S7 E12\$ W15 S28 W14															
FOP=[YR=1993] N6 W2 UST=[YR=1993] W12 S6 E12 N6\$ S6 E2\$ W14															
S27E25 FOP=[YR=1993] S5E30 N5 UST=[YR=1993] N18 FST=[YR=1993]															
N9 W7S9E7\$ W12S18 E12\$ W30\$ E18 N18E5 N9 W3 N28\$ PTR=E20															
BAL=[YR=1993] S12E8 FUS=[YR=1993] S33E16N41W16S8\$N8E16N4 W24\$															
W20\$.															

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