



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		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

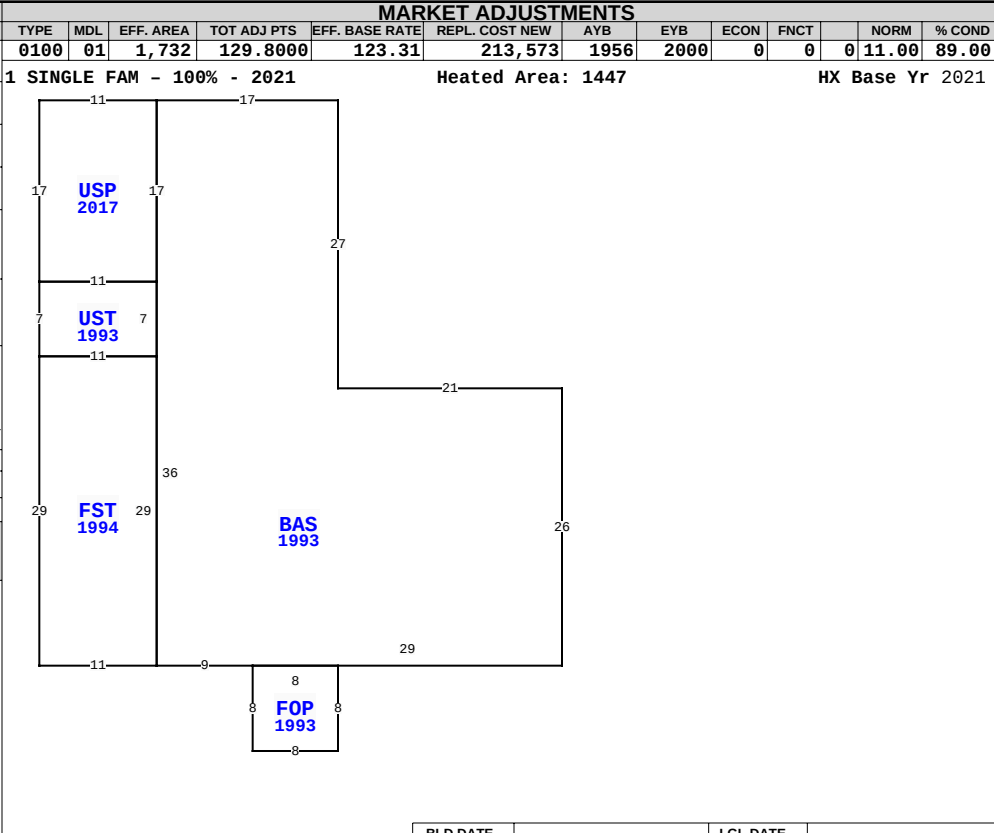
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100	1,447	158,803
FOP	64	30	19	2,085
FST	319	55	175	19,205
USP	187	30	56	6,145
UST	77	45	35	3,841
TOTALS	2,094		1,732	190,080

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628
2	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	100	2017	2017	3	97	4,287
3	0810	CONCRETE A	0	100	0	0	108.00	SF	5.85	5.85	100	1956	1956	3	20	126
4	0940	SHEDS/PORT	0	100	42	12	504.00	SF	27.00	27.00	100	1980	1980	3	20	2,722

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



107 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628
2	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	100	2017	2017	3	97	4,287
3	0810	CONCRETE A	0	100	0	0	108.00	SF	5.85	5.85	100	1956	1956	3	20	126
4	0940	SHEDS/PORT	0	100	42	12	504.00	SF	27.00	27.00	100	1980	1980	3	20	2,722

LAND DESCRIPTION		
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1	000100	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	190,080	
TOTAL MARKET OB/XF VALUE	8,763	
TOTAL LAND VALUE - MARKET	241,472	
TOTAL MARKET VALUE	440,315	
SOH/AGL Deduction	143,920	
ASSESSED VALUE	296,395	
TOTAL EXEMPTION VALUE	55,000	
BASE TAXABLE VALUE	241,395	
TOTAL JUST VALUE	440,315	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	397,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200081	REMODEL	0	02/11/2020
20172869	SCRNROOM	6,049	09/21/2017
20172768	DRIVEWAY	0	09/06/2017
20121771	REROOF W/30YR SHN	6,500	08/29/2012
983951	REROOF	2,000	07/01/1998
4256	REPAIR/RRF	700	04/08/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/0409	12/13/2019	WD	Q	I	01	334,000
GRANTOR:WHYTE KATHLENE M & ER						
GRANTEE: BRENNAN BRIAN PETER						
2308/0539	9/23/2019	FJ	U	I	11	0
GRANTOR:MANDISH PATRICIA H ES						
GRANTEE:WHYTE KATHLENE M &						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W21 N27 W17 USP=[YR=2017] W11S17E11N17S S17		
UST=[YR=1993] W11 S7 FST=[YR=1994] S29 E11N29W11S E11 N7S S36		
E9 FOP=[YR=1993] S8 E8 N8 W8 \$ E29 N26\$.		