BLOCK 2 LOT 10 & N20 FT OF 12
IN OR 1925/342
OAK LAWN PARK #1 PB2/52

BELCHER CHRISTOPHER/BELCHER SHARON
109 S 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150A-0002-0100

BUILDING CHARACTERISTICS

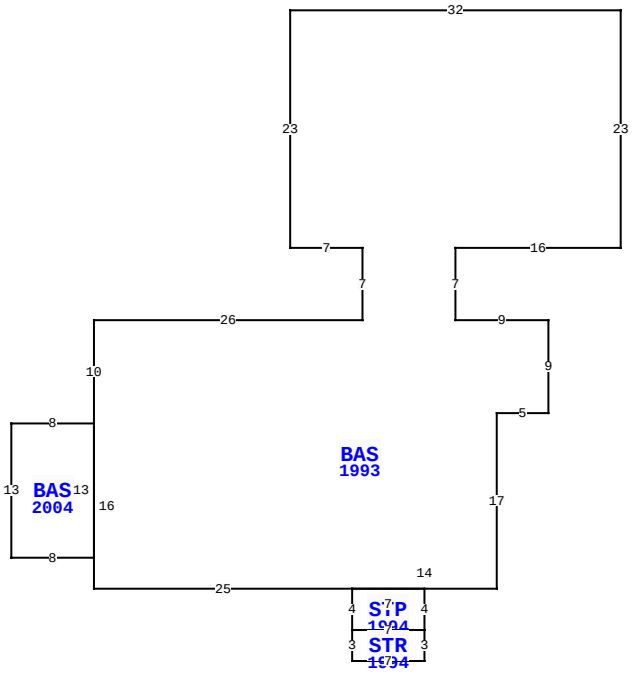
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	192,465
BAS	104	100	104	10,773
STP	28	10	3	311
STR	21	10	2	207
TOTALS	2,011		1,967	203,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,967	119.1680	113.21	222,684	1954	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1962 HX Base Yr 2022



109 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		203,756
TOTAL MARKET OB/XF VALUE		17,546
TOTAL LAND VALUE - MARKET		266,560
TOTAL MARKET VALUE		487,862
SOH/AGL Deduction		120,454
ASSESSED VALUE		367,408
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		317,408
TOTAL JUST VALUE		487,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122159	REROOF W/30YR AR	8,586	10/18/2012
20121970	200 AMP UNDERGRND	1,500	09/25/2012
20010267	WIRING FOR WORKSH	0	02/16/2001
2004386	NC WORKSHOP	12,000	11/20/2000
972488	ELEC FOR BATH	0	01/12/1998
972460	PLUMBING FOR BATH	0	01/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1925/0342	6/30/2014	FJ	U	I	11	0
GRANTOR: BELCHER HAROLD J EST						
GRANTEE: BELCHER TIMOTHY L/E						
0542/1151	5/11/1988	WD	U	V		3,000
GRANTOR: ALLAN ANDREW S JR & S						
GRANTEE: BELCHER HAROLD J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S23 E7 S7 W26 S10 BAS=[YR=2004] W8 S13 E8 N13 $ S16 E25 STP=[YR=1994] S4STR=[YR=1994] S3E7N3 W7$ E7 N4 W7 $ E14N17 E5 N9 W9 N7 E16 N23 $.

EXTRA FEATURES

LN	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	0	0	600.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,268	
2	0510	GARAGE WD-	0	100	14	28	392.00	SF	70.00	70.00	100	2001	2001	3	29	7,958	
3	0855	CONC PAVER	0	100	0	0	364.00	SF	10.00	10.00	100	2020	2020	3	99	3,604	
4	0812	CONCRETE C	0	100	0	0	1,191.00	SF	4.00	4.00	100	2020	2020	3	99	4,716	

LAND DESCRIPTION

TOTAL OB/XF 17,546

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	85.00	137.00	85.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	266,560							

REVIEW DATE 09/20/2022 BY TW Total Acres: 0.00 Total Land Value: 266,560 Market: 0 Agricultural: 0 Common: 266,560 PRINTED 08/06/2024 BY SYS