

BLOCK 3 LOT 3
IN OR 2420/1096
OAK LAWN PARK 2 UNR PLAT

LEE ANDREA R
203 S 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150B-0003-0030



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	07	ASB SHNGLE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	09	PINE WOOD 100		
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	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1,250	123,754
BAS	130	100	130	12,871
FOP	400	30	120	11,880
UDG	416	55	229	22,671
UDS	368	60	221	21,880
USP	120	30	36	3,564
TOTALS	2,684		1,986	196,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,986	100.2540	125.32	248,886	1955	1995	0	0	21.00	79.00
1 SNGL FAM - 100% - 2021 Heated Area: 1380 HX Base Yr 2021											
203 S 18TH ST, FERNANDINA BEACH											
				BLD DATE	12/09/2013	KK	LGL DATE				
				XF DATE			LAND DATE	03/18/2024			
				INC DATE			AG DATE	MLU			

EXTRA FEATURES							203 S 18TH ST, FERNANDINA BEACH				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	0	0	152.00	SF	6.50	6.50	100	1980	1980	3	32.5	321			
2	0810	CONCRETE A	0	100	13	7	91.00	SF	6.50	6.50	100	1980	1980	3	32.5	192			
3	0811	CONCRETE B	0	100	0	0	941.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,590			
4	0351	CARPORT MT	0	100	20	12	240.00	SF	5.90	5.90	100	2009	2009	3	40	566			
5	0351	CARPORT MT	0	100	20	18	360.00	SF	5.90	5.90	100	2009	2009	3	40	850			
6	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2013	2013	3	60	72			