

E 75 FT OF THE W 105 FT OF
S1/2 OF OUT LOTS 229
IN OR 2506/630

LAMPEDECCHIO MARNETTO A III & KRISTEN P
106 S 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0229-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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

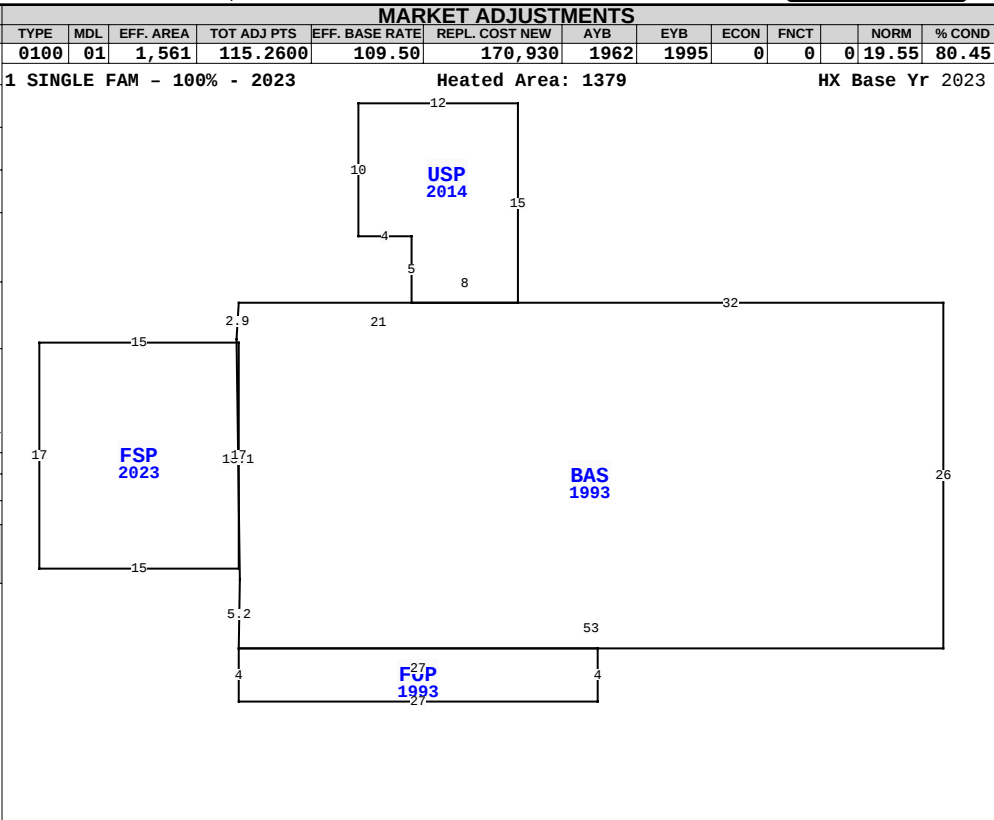
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,379	100	1,379	121,480
FOP	108	30	32	2,819
FSP	255	40	102	8,985
USP	160	30	48	4,228

TOTALS	1,902		1,561	137,513
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	44	8		352.00	SF 6.50
2	0810	CONCRETE A	0	100	19	14		266.00	SF 6.50
3	0350	CARPORT WD	0	100	14	3		42.00	SF 13.00
4	0510	GARAGE WD-	0	100	22	22		484.00	SF 35.00
5	0855	CONC PAVER	1	100	22	12		264.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	167.00	75.00	167.00



106 S 18TH ST, FERNANDINA BEACH	BLD DATE 10/03/2014	KK	LGL DATE	
	XF DATE		LAND DATE	03/25/2024
	INC DATE		AG DATE	MLU

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	44	8		352.00	SF 6.50	100	1962	1962	3	20	458	
2	0810	CONCRETE A	0	100	19	14		266.00	SF 6.50	100	1985	1985	3	47	813	
3	0350	CARPORT WD	0	100	14	3		42.00	SF 13.00	100	1975	1975	3	20	109	
4	0510	GARAGE WD-	0	100	22	22		484.00	SF 35.00	100	1975	1975	3	20	3,388	
5	0855	CONC PAVER	1	100	22	12		264.00	SF 10.00	100	2023	2022		100	2,640	

TOTAL OB/XF										7,408						
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	167.00	75.00	167.00	FF	1	0.87	1.00	0.87	2,800.00	2,436.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				2			
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				137,513			
TOTAL MARKET OB/XF VALUE				7,408			
TOTAL LAND VALUE - MARKET				406,812			
TOTAL MARKET VALUE				551,733			
SOH/AGL Deduction				49,182			
ASSESSED VALUE				502,551			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				452,551			
TOTAL JUST VALUE				551,733			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				487,914			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211719	REMODEL	0	02/09/2022
20140843	ROOF/DCK	2,623	04/30/2014
20122202	RE-ROOF	9,000	10/25/2012
20121605	INSTALL ONE WINDO	511	08/07/2012
20090981	CHAIN-LINK FENCE	1,504	07/24/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2506/0630	10/14/2021	WD	Q	I	02	410,000	
GRANTOR: ROSS ARTHUR F							
GRANTEE: LAMPEDECCHIO MARNET							
1821/0606	10/24/2012	WD	Q	I	02	157,000	
GRANTOR: WILLIAMS PAULETTE A							
GRANTEE: ROSS ARTHUR F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W32 W21 D2.9L0.2 D18.1R0.3 D5.2L0.1									
E53 N26 \$									
USP=[YR=2014;ORIG=-32,0] N15 W12 S10 E4 S5 E8 \$									
FOP=[YR=1993;ORIG=-53,26] S4 E27 N4 W27 \$									
FSP=[YR=2023;ORIG=-53,3] W15 S17 E15 N17 \$									