BLOCK B LOT S 1/2 OF 1
IN OR 629 PG 461
ATLANTIC HIGHLANDS SUB

PITTMAN RICHARD EARL &/COTNER ANN RENE
15 N 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000B-0012

BUILDING CHARACTERISTICS

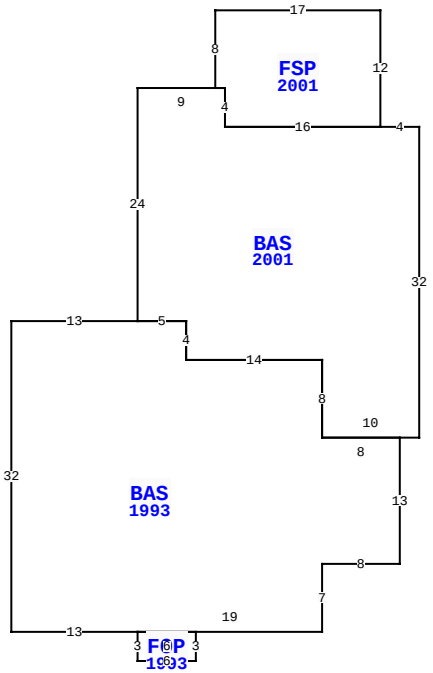
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1993	1,072	138,998
BAS	792	100	2001	792	102,693
FOP	18	30	1993	5	648
FSP	200	40	2001	80	10,373
TOTALS	2,082			1,949	252,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,949	114.2190	150.77	293,851	1941	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 1992 Heated Area: 1864 HX Base Yr 1992



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

15 N 18TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,712
TOTAL MARKET OB/XF VALUE		7,926
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		515,638
SOH/AGL Deduction		347,079
ASSESSED VALUE		168,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,837
TOTAL JUST VALUE		515,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210717	REPAIR/RRF	0	09/01/2021
2003593	REPAIR/RRF	1,500	07/28/2000
2002606	ADDITION	65,000	03/30/2000
4904	REPAIR/RRF	1,800	06/17/1988
1344E	N/A	1,000	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0629/0461	6/20/1991	WD	Q	I		52,000
GRANTOR: LAUER DWIGHT & SUSAN						
GRANTEE: PITTMAN & COTNER						
0416/0754	4/01/1984	WD	Q	I		47,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 FSP=[YR=2001] N12 W17 S8 E1 S4 E16$ W16 N4 W9 S24 BAS=[YR=1993] W13 S32 E13 FOP=[YR=1993] S3 E6 N3 W6$ E19 N7 E8 N13 W8 N8 W14 N4 W5$ E5 S4 E14 S8 E10 N32$.

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	200.00	SF	6.50	6.50	100	1941	1941	3	20	260	
2	0810	CONCRETE A	0	100	9	50	450.00	SF	6.50	6.50	100	1941	1941	3	20	585	
3	0810	CONCRETE A	0	100	19	13	247.00	SF	6.50	6.50	100	1986	1986	3	47	755	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1941	1941	3	20	700	
5	0825	BRICK	0	100	3	6	18.00	SF	12.50	12.50	100	1990	1990	3	85	191	
6	0510	GARAGE WD-	0	100	18	18	324.00	SF	38.50	38.50	100	1980	1980	3	20	2,495	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 7,926

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	RES	100	0006	R-1	76.00	137.00	1.00	LT		1.00	1.00	0.85	300,000.00	255,000.00	255,000							

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS