

BOLTON RICHARD E JR & BETHEL L
108 N 18TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1060-000H-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	19	COMMON BRK 100								0100	01	2,725	123.8400	123.84	337,464	1952	1990		0	0	27.00	73.00	VALUATION BY																																				
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2002										Heated Area: 2327										HX Base Yr 2002										STANDARD																			
Roof Cover	04	COMP SHNGL 100																												Tax Group: 2										Tax Dist:																			
Interior Wall	04	PLYWOOD 50																												BUILDING MARKET VALUE										246,349																			
Interior Wall	05	DRYWALL 50																												TOTAL MARKET OB/XF VALUE										44,559																			
Interior Floo	12	HARDWOOD 80																												TOTAL LAND VALUE - MARKET										300,000																			
Interior Floo	14	CARPET 20																												TOTAL MARKET VALUE										590,908																			
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										339,499																			
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										251,409																			
Bedrooms		3 100																												TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms		3.5 100																												BASE TAXABLE VALUE										200,687																			
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE										590,908																			
Stories	1.	1. 100																												NCON VALUE										0																			
Units		0 100																												INCOME VALUE																													
BUD8 Adjustme	02	DIST FB 100																												PREVIOUS YEAR MKT VALUE										557,529																			
Occupancy	00	NONE 100																																																									
Quality		03	Quality Level 03																																																								
DOR CODE		0100	SINGLE FAMILY																																																								
MAP NUM			MKT AREA																																																								
NEIGHBORHOOD/LOC		1007.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	1,463	100	1993	1,463	132,260																																																						
BAS	864	100	2006	864	78,109																																																						
FGR	702	55	2006	386	34,895																																																						
FOP	40	30	1993	12	1,085																																																						
TOTALS		3,069			2,725	246,349																																																					
EXTRA FEATURES										108 N 18TH ST, FERNANDINA BEACH										BLD DATE										LGL DATE										04/09/2025										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	1952	1952	3	20	700																																											
2	0810	CONCRETE A	0	100	59	21	1,239.00	SF	6.50	6.50	100	2006	2006	3	86	6,926																																											
3	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	2006	2006	3	86	1,957																																											
4	0810	CONCRETE A	0	100	122	3	366.00	SF	6.50	6.50	100	2006	2006	3	86	2,046																																											
5	0825	BRICK	0	100	0	0	62.00	SF	25.00	25.00	100	1952	1952	3	20	310																																											
6	0825	BRICK	0	100	4	3	12.00	SF	25.00	25.00	100	2006	2006	3	96	288																																											
7	0861	POOL GUNIT	0	100	35	15	525.00	SF	85.00	85.00	100	2006	2006	3	40	17,850																																											
8	0855	CONC PAVER	0	100	0	0	730.00	SF	18.50	18.50	100	2006	2006	3	86	11,614																																											
9	0462	ST/AL FNC	0	100	100	4	400.00	SF	10.00	10.00	100	2006	2006	3	40	1,600																																											
10	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2007	2007	3	87	458																																											
LAND DESCRIPTION										TOTAL OB/XF										43,749																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	136.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																																										

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