BLOCK I N91 FT OF LOT 1
IN OR 1735/1836
ATLANTIC HIGHLAND SUB

CART CELIA D
109 N 18TH ST
FERNANDINA BEACH, FL 32034-2613

2025

00-00-31-1060-000I-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03

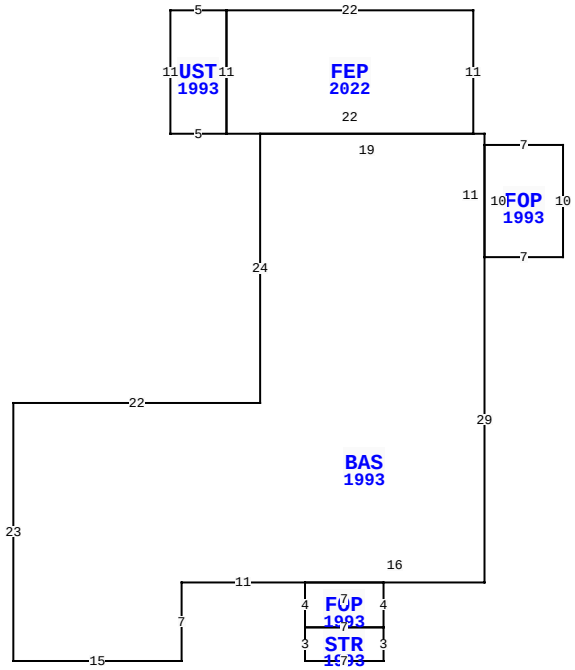
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,257	100	1993	1,257	127,273
FEP	242	80	2022	194	19,643
FOP	28	30	1993	8	810
FOP	70	30	1993	21	2,126
STR	21	10	1993	2	203
UST	55	45	1993	25	2,532
TOTALS	1,673			1,507	152,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,507	121.9920	121.99	183,839	1946	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1257 HX Base Yr 2021



109 N 18TH ST, FERNANDINA BEACH

BLD DATE	02/06/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,586
TOTAL MARKET OB/XF VALUE		20,925
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		428,511
SOH/AGL Deduction		137,512
ASSESSED VALUE		290,999
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,277
TOTAL JUST VALUE		428,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211795	ADDITION	0	01/28/2022
20132671	DECK	924	11/22/2013
20112242	GAS	250	12/19/2011
20112035	GARAGE	8,545	11/14/2011
20071237	REPAIR/RRF	1,500	07/03/2007
7413	REMODEL	4,000	11/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1735/1836	4/26/2011	WD	Q	I	02	145,000
GRANTOR: THORNTON SUELLEN R						
GRANTEE: CART CELIA D						
0759/1963	5/16/1996	QC	Q	I	06	21,000
GRANTOR: THORNTON ROBERT E						
GRANTEE: THORNTON SUELLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=2022] N11 W22 UST=[YR=1993] W5 S11 E5 N11 $ S11 E22 $ W19 S24 W22 S23 E15 N7 E11
FOP=[YR=1993] S4 STR=[YR=1993] S3E7N3 W7$ E7 N4 W7 $ E16N29
FOP=[YR=1993] E7 N10 W7 S10 $ N11 $.

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	31	3	93.00	SF	6.50	6.50	100	1946	1946	3	20	121	
2	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1946	1946	3	20	624	
3	0835	QUARY TILE	0	100	11	10	110.00	SF	10.00	10.00	100	1999	1999	3	75	825	
4	1076	TRELLIS A	0	100	15	18	270.00	SF	7.50	7.50	100	1999	1999	3	21	425	
5	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	1946	1946	3	20	43	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1946	1946	3	20	700	
7	0825	BRICK	0	100	10	3	30.00	SF	6.25	6.25	100	1999	1999	3	93	174	
8	0510	GARAGE WD-	0	100	23	16	368.00	SF	35.00	35.00	100	2012	2012	3	64	8,243	
9	1242	WD DECK A	0	100	22	16	352.00	SF	10.00	10.00	100	2013	2013	3	55	1,936	
10	0350	CARPORT WD	0	100	0	0	648.00	SF	13.00	13.00	100	2022	2022	3	93	7,834	

TOTAL OB/XF 20,925

LAND DESCRIPTION

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	91.00	137.00	1.00	LT		1.00	1.00	0.85	300,000.00	255,000.00	255,000							

REVIEW DATE 06/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS