

BLOCK I S451/2 FT OF LOT 1 &
N451/2 FT OF LOT 4
IN OR 1648/761

MORAN CHRISTOPHER
107 NORTH 18TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000I-0012



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 2																										
Exterior Wall	17	CB STUCCO 70	0100	01	1,882	116.1741	116.17	218,632	1950	2000	0	0	0	12.00	88.00	VALUATION BY STANDARD																									
Exterior Wall	15	CONC BLOCK 30	1 SINGLE FAM - 100% - 2024													Heated Area: 1212													HX Base Yr 2024												
Roof Structure	03	GABLE/HIP 100																																							
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	03	PLASTER 100																																							
Interior Floor	12	HARDWOOD 80																																							
Interior Floor	15	HARDTILE 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	1	100																																							
Frame	03	MASONRY 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	1,212	100	1993	1,212	123,902																																				
FDG	418	60	1993	251	25,660																																				
FDG	418	60	2021	251	25,660																																				
FGR	260	55	1993	143	14,619																																				
FOP	16	30	1993	5	511																																				
FOP	48	30	1993	14	1,431																																				
STR	16	10	2009	2	204																																				
UST	8	45	1993	4	409																																				
TOTALS	2,396			1,882	192,396																																				
EXTRA FEATURES																				107 N 18TH ST, FERNANDINA BEACH																					
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	0866	POOL FIBER	0	100	35															18			630.00	SF	72.00			72.00	100	2000	2000	3	20	9,072							
2	0940	SHEDS/PORT	0	100	10															12			120.00	SF	30.00			30.00	100	1980	1980	3	20	720							
3	0810	CONCRETE A	0	100	0															0			1,451.00	SF	6.50			6.50	100	1985	1985	3	44	4,150							
4	0810	CONCRETE A	0	100	2															36			72.00	SF	6.50			6.50	100	2007	2007	3	87	407							
5	0845	KOOL DECK	0	100	0	0			743.00	SF	7.25			7.25	100	2000	2000	3	77	4,148																					
6	0351	CARPORT MT	0	100	25	10			250.00	SF	10.00			10.00	100	2010	2010	3	40	1,000																					
7	0479	VF PICKET	0	100	0	0			55.00	LF	10.00			10.00	100	2009	2009	3	74	407																					
8	0811	CONCRETE B	1	100	0	0			800.00	SF	5.20			5.20	100	2024	2023		100	4,160																					
LAND DESCRIPTION						TOTAL OB/XF 24,064																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS																																									

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