BLOCK L LOT 1
ATLANTIC HIGHLANDS SUB
DB 39/297

AGRICOLA CHRISTOPHE ALEXANDER/ROSSOW ALEXIS M
147 N 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000L-0010

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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

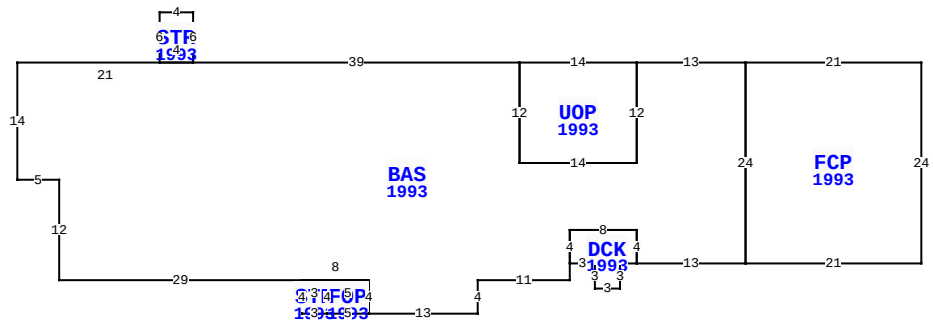
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	1993	2,012	348,149
DCK	41	10	1993	4	692
FCP	504	25	1993	126	21,803
FOP	20	30	1993	6	1,038
STR	12	10	1993	1	173
STR	24	10	1993	2	346
UOP	168	20	1993	34	5,883
TOTALS	2,781			2,185	378,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,185	137.2686	181.19	395,900	1952	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2025 Heated Area: 2012 HX Base Yr 2025



147 N 18TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		378,084
TOTAL MARKET OB/XF VALUE		19,054
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		697,138
SOH/AGL Deduction		94,082
ASSESSED VALUE		603,056
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		552,334
TOTAL JUST VALUE		697,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240046			06/12/2024
20110593	DEMOLITION	0	04/13/2011
20032622	ELEC OTHER	3,000	03/04/2003
20021804	REMODEL	1,000	10/18/2002
983197	REMODEL	0	02/18/1998
6444	REPAIR/RRF	2,000	03/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/327	7/16/2024	WD	Q	I	01	865,000
GRANTOR: JREE LLC						
GRANTEE: AGRICOLA CHRISTOPHE						
2724/1051	7/12/2024	QC	U	I	11	313,800
GRANTOR: BERNARD CAMERON G & J						
GRANTEE: JREE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 BAS=[YR=1993] W13 UOP=[YR=1993] W14S12E14N12$ S12W14 N12W39 STR=[YR=1993] N6W4S6E4$ W21 S14E5 S12E29 STR=[YR=1993] S4E3 FOP=[YR=1993] E5N4W5S4$ N4W3$ E8 S4 E13N4E11N2 DCK=[YR=1993] E3S3E3N3E2 N4W8S4$ N4E8S4E13N24$ S24E21 N24$.

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	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	0	0	1,060.00	SF	6.50	6.50	100	1952	1952	3	20	1,378	
3	0810	CONCRETE A	0	100	64	3	192.00	SF	6.50	6.50	100	1952	1952	3	20	250	
4	0861	POOL GUNIT	0	100	36	17	612.00	SF	85.00	85.00	100	1980	1980	3	23	11,965	
5	0845	KOOL DECK	0	100	0	0	408.00	SF	7.25	7.25	100	1980	1980	3	77	2,278	
6	0810	CONCRETE A	0	100	32	28	896.00	SF	6.50	6.50	100	1969	1969	3	20	1,165	
7	0820	WOOD WALK	0	100	10	14	140.00	SF	11.75	11.75	100	1980	1980	3	40	658	
8	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1990	1990	3	20	480	
9	1076	TRELLIS A	0	100	16	15	240.00	SF	3.75	3.75	100	1990	1990	3	20	180	

LAND DESCRIPTION

TOTAL OB/XF 19,054

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	136.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS