



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

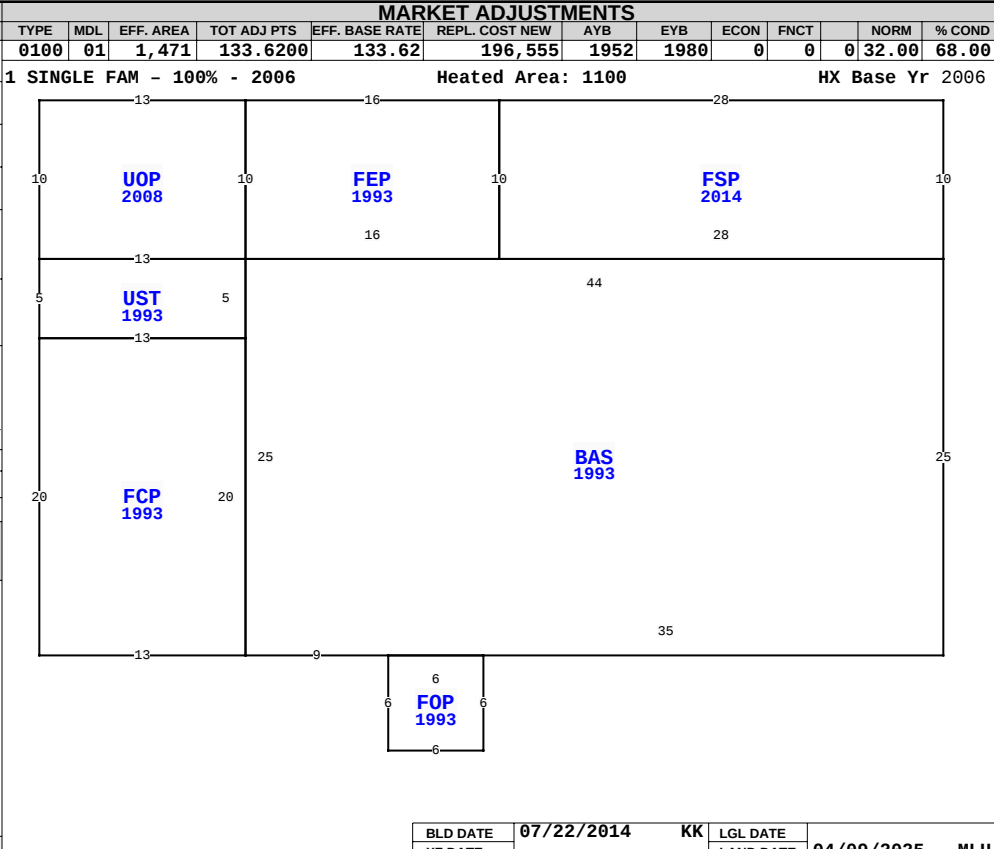
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,100	100	1993	1,100	99,948
FCP	260	25	1993	65	5,906
FEP	160	80	1993	128	11,630
FOP	36	30	1993	11	1,000
FSP	280	40	2014	112	10,176
UOP	130	20	2008	26	2,362
UST	65	45	1993	29	2,635
TOTALS	2,031			1,471	133,657

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0680	POLE SHED	0	100	0	0	180.00	SF	10.00		
2	0811	CONCRETE B	0	100	0	0	544.00	SF	5.20		
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	R-1	137.00	137.00	1.00	LT	



133 N 18TH ST, FERNANDINA BEACH											
TOTAL OB/XF 5,524											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	R-1	137.00	137.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
133,657											
TOTAL MARKET OB/XF VALUE											
5,524											
TOTAL LAND VALUE - MARKET											
300,000											
TOTAL MARKET VALUE											
439,181											
SOH/AGL Deduction											
319,356											
ASSESSED VALUE											
119,825											
TOTAL EXEMPTION VALUE											
HX HB WX											
55,722											
BASE TAXABLE VALUE											
64,103											
TOTAL JUST VALUE											
439,181											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
408,849											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052629	REPAIR/RRF	4,000	09/08/2005
2229	CHNGE SRVC	800	10/12/1988
BLDR-2024-0	NEW ADU- -624 SQ		

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2541/1498	2/21/2022	QC	U	I	11	100	
GRANTOR: MCQUEEN MARY ELLEN							
GRANTEE: MCQUEEN MARY ELLEN							
1300/0382	3/07/2005	QC	Q	I	01	100	
GRANTOR: SCOTT LYDIA M							
GRANTEE: MCQUEEN EDWARD F &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2014] W28 FEP=[YR=1993] W16 UOP=[YR=2008] W13 S10 UST=[YR=1993] S5 FCP=[YR=1993] S20 E13 BAS=[YR=1993] E9 FOP=[YR=1993] S6 E6 N6 W6\$ E35 N25 W44 S25\$ N20 W13\$ E13 N5 W13\$ E13 N10\$ S10 E16 N10\$ S10 E28 N10\$.											