BLOCK M N91 FT OF LOT 2
IN OR 677 PG 20
ATLANTIC HIGHLANDS

ADAMS KATHLEEN H
146 N 18TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1060-000M-0021**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

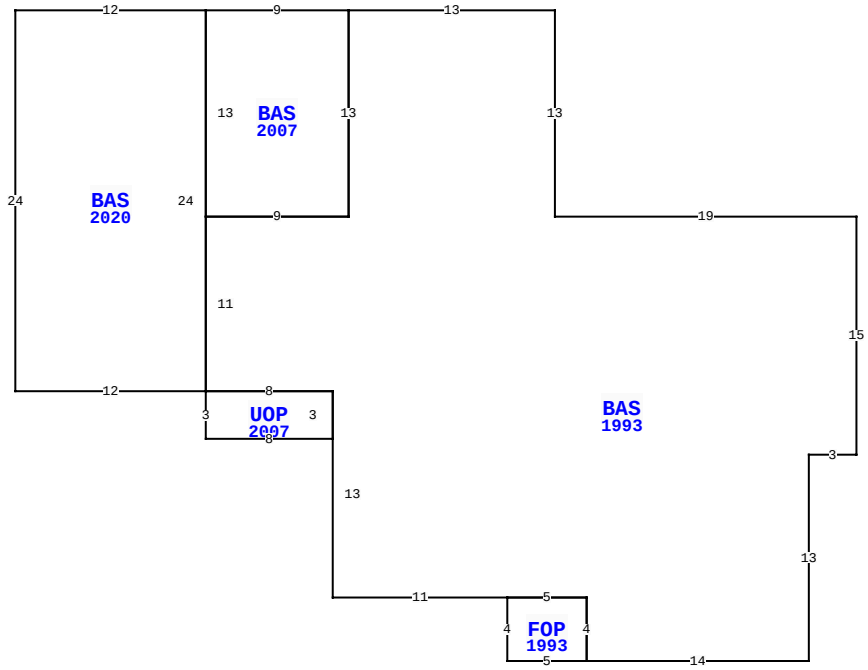
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 80 |
| Exterior Wall | 10 | ABOVE AVG 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 1,078 | 100 | 1993 | 1,078 | 104,190 |
| BAS | 117 | 100 | 2007 | 117 | 11,308 |
| BAS | 288 | 100 | 2020 | 288 | 27,835 |
| FOP | 20 | 30 | 1993 | 6 | 580 |
| UOP | 24 | 20 | 2007 | 5 | 484 |
| TOTALS | 1,527 | | | 1,494 | 144,397 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,494 | 112.9140 | 112.91 | 168,688 | 1950 | 1995 | 0 | 0 | 0 | 14.40 | 85.60 |

1 SINGLE FAM – 100% - 1994 Heated Area: 1483 HX Base Yr 1994




146 N 18TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 144,397 |
| TOTAL MARKET OB/XF VALUE | | 11,214 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 380,611 |
| SOH/AGL Deduction | | 250,839 |
| ASSESSED VALUE | | 129,772 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 74,050 |
| TOTAL JUST VALUE | | 380,611 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 375,112 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190716 | REMODEL | 0 | 01/16/2020 |
| 20122436 | REROOF ARCH SHING | 3,750 | 12/04/2012 |
| 20060271 | REMODEL | 2,000 | 02/06/2006 |
| 20060216 | XFOB | 32,000 | 01/25/2006 |
| 20060197 | REMODEL | 1,500 | 01/24/2006 |
| 20053039 | DEMOLITION | 30,000 | 11/17/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0677/0020 | 3/16/1993 | WD | Q | I | 01 | 38,000 |
| GRANTOR: HIGGINBOTHAM WILLIAM | | | | | | |
| GRANTEE: ADAMS KATHLEEN H | | | | | | |
| 0495/0399 | 8/01/1986 | WD | U | I | | 45,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 N13 W13 BAS=[YR=2007] W9 BAS=[YR=2020] W12 S24 E12 N24$ S13 E9 N13$ S13 W9 S11 UOP=[YR=2007] S3 E8 N3 W8$ E8 S13 E11 FOP=[YR=1993] S4 E5 N4 W5$ E5 S4 E14 N13 E3 N15$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 20 | 25 | 500.00 | SF | 38.50 | 38.50 | 100 | 2007 | 2007 | 3 | 44 | 8,470 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 20 | 17 | 340.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 87 | 1,923 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 16 | 19 | 304.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 27 | 821 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,214

| 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 | 1.00 | 225,000.00 | 225,000.00 | 225,000 | | | | | | | |

REVIEW DATE 04/06/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS