BLOCK M S45.5 FT OF LOT 2 &
N45.5 FT OF LOT 3
IN OR 1004/1934

FISHBURN STANLEY W & NANCY A
136 N 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000M-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

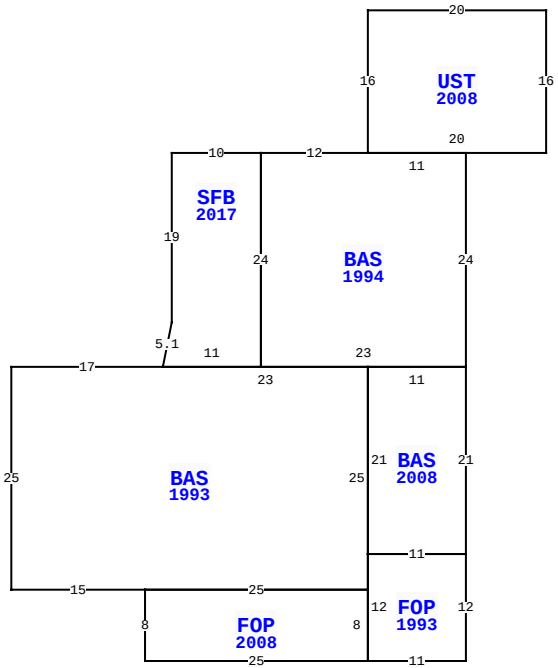
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	92,434
BAS	552	100	1994	552	51,024
BAS	231	100	2008	231	21,352
FOP	132	30	1993	40	3,698
FOP	200	30	2008	60	5,546
SFB	243	80	2017	194	17,932
UST	320	45	2008	144	13,311
TOTALS	2,678			2,221	205,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	119.2660	119.27	264,899	1952	1990	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1977 HX Base Yr 2006



136 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		205,297
TOTAL MARKET OB/XF VALUE		15,305
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		445,602
SOH/AGL Deduction		256,075
ASSESSED VALUE		189,527
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,805
TOTAL JUST VALUE		445,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172739	CLOSE FOP	13,000	09/01/2017
20120668	REPLACE POSTS FRO	2,800	04/16/2012
20120438	CIRCULAR DRIVEWAY	0	03/12/2012
20072116	H/AC	1,000	11/27/2007
20071323	REMODEL	2,000	07/17/2007
20071232	REPAIR/RRF	6,600	07/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/1934	8/24/2001	PR	Q	I		146,000
GRANTOR: SCHINDLER ESTHER & BR						
GRANTEE: FISHBURN STANLEY &						
1004/1934	8/24/2001	PR	Q	I		146,000
GRANTOR: SCHINDLER ESTER & BRU						
GRANTEE: FISHBURN STANLEY W						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W20S16 BAS=[YR=1994] W12 SFB=[YR=2017] W10S19 L1 D5 BAS=[YR=1993] W17 S25E15 FOP=[YR=2008] S8E25 FOP=[YR=1993] E11N12 BAS=[YR=2008] N21W11 S21E11$ W11S12$ N8W25$ E25N25 W23$ E11N24$ S24E23N24W11$ E20 N16$.

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	0855	CONC PAVER	0	100	58	19	2,239.00	SF	7.00	7.00	100	2013	2013	3	93	14,576	
2	0810	CONCRETE A	0	100	34	11	374.00	SF	6.50	6.50	100	1980	1980	3	30	729	

LAND DESCRIPTION

TOTAL OB/XF 15,305

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS