BLOCK O LOT S 45.5 FT OF 2 &
N 45.5 FT OF 3
IN OR 2220/896

TIFFANY THOMAS A & TARA L
212 N 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-0000-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

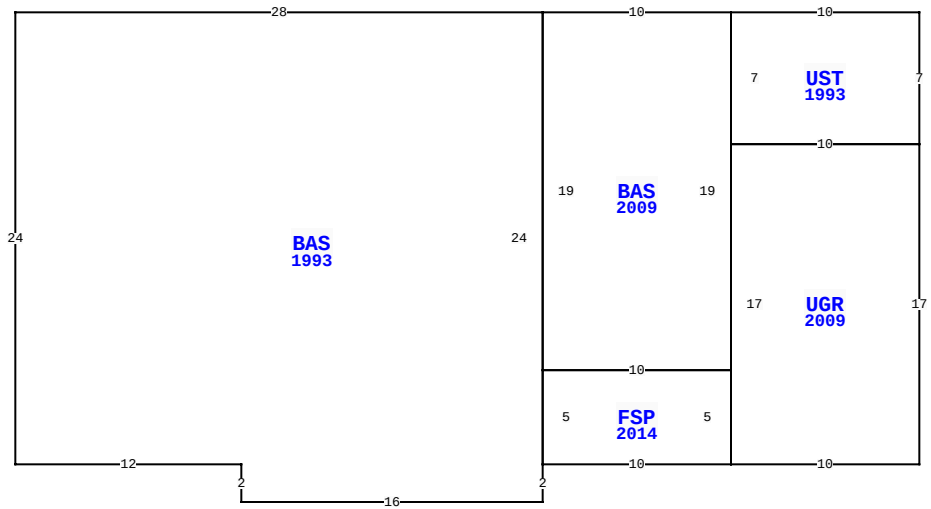
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	1993	704	83,856
BAS	190	100	2009	190	22,632
FSP	50	40	2014	20	2,382
UGR	170	45	2009	76	9,053
UST	70	45	1993	32	3,811
TOTALS	1,184			1,022	121,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,022	143.5104	143.51	146,667	1952	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2019 Heated Area: 894 HX Base Yr 2019



212 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		121,734
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		346,734
SOH/AGL Deduction		175,184
ASSESSED VALUE		171,550
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,828
TOTAL JUST VALUE		346,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181504	GARAGE	8,400	05/03/2018
20090706	REPAIR/RRF	1,900	06/05/2009
6921	REPAIR/RRF	1,500	02/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0896	8/31/2018	WD	Q	I	02	207,000
GRANTOR: WINGATE NICOLE RAE						
GRANTEE: TIFFANY THOMAS A &						
2005/0640	9/18/2015	QC	U	I	11	100
GRANTOR: WINGATE JIMMY RAY						
GRANTEE: WINGATE NICOLE RAE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 BAS=[YR=2009] W10 BAS=[YR=1993] W28 S24 E12 S2 E16 N2 FSP=[YR=2014] E10 UGR=[YR=2009] E10 N17 W10 S17 $ N5 W10 S5 $ N24 $ S19 E10 N19 $ S7 E10 N7 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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