BLOCK O LOT S 91 FT OF 3
IN OR 728 PG 1465
ATLANTIC HIGHLANDS SUB

TOBIAS JAMES S
202 N 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-0000-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

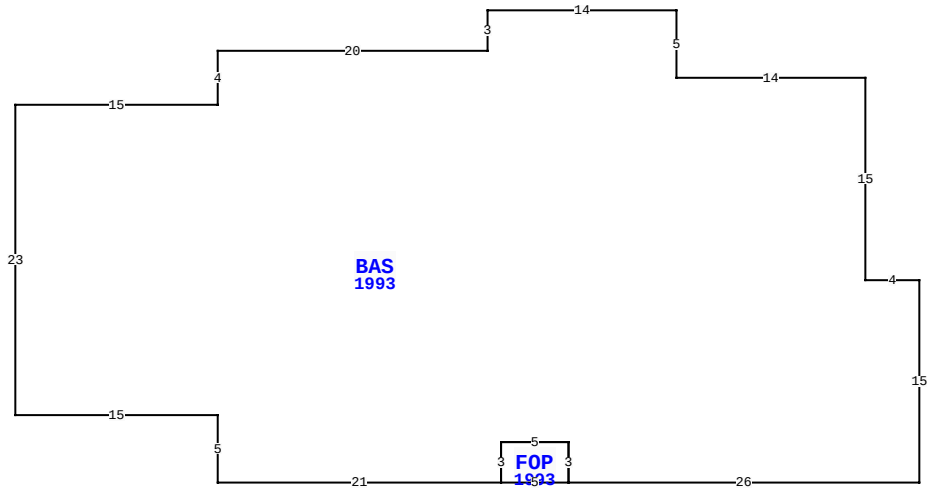
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1993	1,940	152,743
FOP	15	30	1993	4	315
TOTALS	1,955			1,944	153,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	100.9400	100.94	196,227	1947	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1940 HX Base Yr 1996



BLD DATE	07/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

202 N 18TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,023
TOTAL MARKET OB/XF VALUE		3,217
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		396,240
SOH/AGL Deduction		237,786
ASSESSED VALUE		158,454
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		102,732
TOTAL JUST VALUE		396,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190220	GARAGE	27,000	04/24/2019
20062476	REPAIR/RRF	8,400	11/06/2006
BP4160	N/A	3,500	02/10/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0728/1465	5/01/1995	WD	Q	I		88,000
GRANTOR: BLACKWELDER LYNETTE B						
GRANTEE: TOBIAS JAMES S & PA						
0535/0082	1/19/1988	WD	Q	I	01	100
GRANTOR: BLACKWELDER GENE & L						
GRANTEE: BLACKWELDER LYNETTE						

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	1980	1980	3	44	1,540	
2	0510	GARAGE WD-	0	100	23	9	192.00	SF	35.00	35.00	100	1980	1980	3	20	1,344	
3	0851	PATIO STON	0	100	0	0	402.00	SF	0.75	0.75	100	2005	2005	3	84	253	
4	0819	CONC 12"	0	100	7	4	28.00	SF	9.50	9.50	100	1980	1980	3	30	80	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N15 W14 N5 W14 S3 W20 S4 W15 S23 E15 S5 E21
FOP=[YR=1993] E5 N3 W5S3$ N3 E5 S3 E26 N15$.

LAND DESCRIPTION

TOTAL OB/XF 3,217

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 09/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

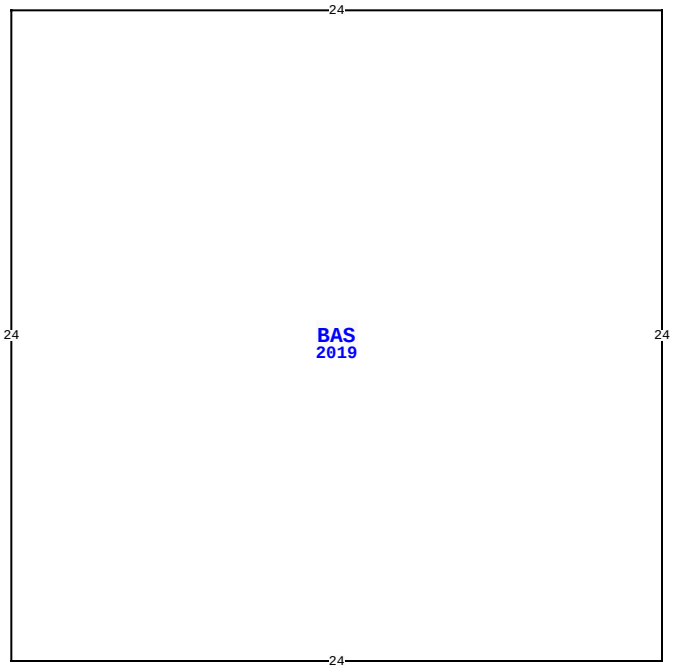
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2019	576	14,966
TOTALS	576			576	14,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	73.9200	27.35	15,754	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 1996 Heated Area: 576 HX Base Yr 1996



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GRANTOR: BLACKWELDER GENE & L						
GRANTEE: BLACKWELDER LYNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S24 E24 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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