BLOCK P N91 FT OF LOT 1
ATLANTIC HIGHLANDS SUB
DB 39/297

LEWARCHIK RANDALL J & JENNIFER
221 N 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000P-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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

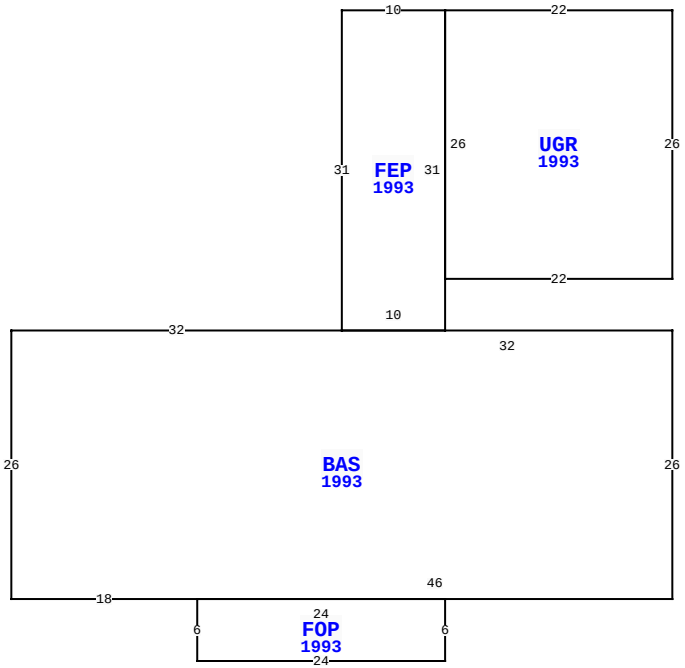
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1993	1,664	149,243
FEP	310	80	1993	248	22,243
FOP	144	30	1993	43	3,857
UGR	572	45	1993	257	23,050
TOTALS	2,690			2,212	198,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	125.4400	125.44	277,473	1967	1987	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1664 HX Base Yr 2025



221 N 18TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		198,393
TOTAL MARKET OB/XF VALUE		2,196
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		425,589
SOH/AGL Deduction		0
ASSESSED VALUE		425,589
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		374,867
TOTAL JUST VALUE		425,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6676	REPAIR/RRF	3,700	07/24/1991
4858	REPAIRS	1,500	05/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0171	5/03/2021	WD	U	I	11	100
GRANTOR: HARDWICK GERALDINE N						
GRANTEE: LEWARCHIK RANDALL J						
2458/0311	5/03/2021	WD	Q	I	01	370,000
GRANTOR: HARDWICK GERALDINE N						
GRANTEE: LEWARCHIK RANDALL J						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 FEP=[YR=1993] W10 S31 BAS=[YR=1993] W32 S26 E18 FOP=[YR=1993] S6 E24 N6 W24$ E46 N26 W32$ E10 N31$ S26 E22 N26$.

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	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50	6.50	100	1967	1967	3	20	403	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1975	1975	3	20	1,200	
3	0810	CONCRETE A	0	100	0	0	456.00	SF	6.50	6.50	100	1967	1967	3	20	593	

LAND DESCRIPTION

TOTAL OB/XF 2,196

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