BLOCK P S45 1/2 FT OF LOT 1
N 45 1/2 FT OF LOT 4
OR 291 PG 728

INGRASCI LILLI M
1311 CREST DRIVE
ENCINITAS, CA 92024

2025

00-00-31-1060-000P-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

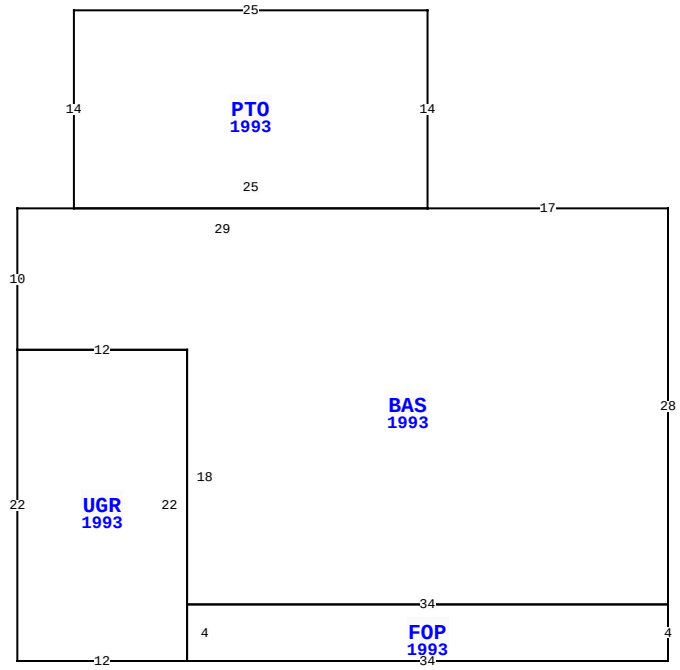
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,072	100	1993	1,072	90,233
FOP	136	30	1993	41	3,451
PTO	350	5	1993	18	1,515
UGR	264	45	1993	119	10,017
TOTALS	1,822			1,250	105,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,250	110.0280	110.03	137,538	1967	1980	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 0 Heated Area: 1072 HX Base Yr



213 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	105,217
TOTAL MARKET OB/XF VALUE	365
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	330,582
SOH/AGL Deduction	89,426
ASSESSED VALUE	241,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,156
TOTAL JUST VALUE	330,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6358B	REPAIR/RRF	1,500	01/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0291/0728	5/01/1979	WD	Q	I		32,500
GRANTOR:						
GRANTEE:						
0152/0673	1/01/1973	WD	Q	I		22,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 PTO=[YR=1993] N14 W25 S14 E25$ W29 S10 UGR=[YR=1993] S22 E12 FOP=[YR=1993] E34 N4 W34 S4$ N22 W12$ E12 S18 E34 N28$.

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	0	0	0	281.00	SF	6.50	6.50	100	1967	1967	3	20	365	

LAND DESCRIPTION

TOTAL OB/XF 365

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	0	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