LOT 1
IN OR 1895/1924
CARLA'S SUB PB 5/48

MCCALL MARK L SR
934 S 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1175-0001-0000

BUILDING CHARACTERISTICS

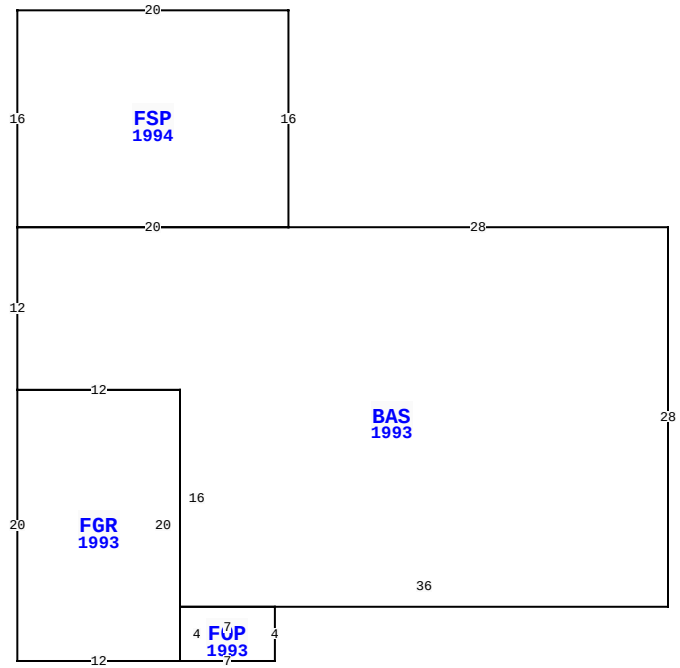
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	131,369
FGR	240	55	1993	132	15,053
FOP	28	30	1993	8	912
FSP	320	40	1994	128	14,596
TOTALS	1,740			1,420	161,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	133.1148	133.11	189,016	1986	1995	0	0	0	14.33	85.67

1 SINGLE FAM – 100% - 2014 Heated Area: 1152 HX Base Yr 2014



934 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 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		161,930
TOTAL MARKET OB/XF VALUE		5,301
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		292,231
SOH/AGL Deduction		146,736
ASSESSED VALUE		145,495
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		89,773
TOTAL JUST VALUE		292,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0757	REPLACE EXISTING	7,000	01/07/2025
20032913	VINYL FENCE	2,000	04/15/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/1924	12/30/2013	WD	Q	I	01	143,500
GRANTOR: TOTH ZOLTAN						
GRANTEE: MCCALL MARK L SR						
1383/1304	1/23/2006	WD	Q	I		210,000
GRANTOR: CRIDER MICHAEL E & TA						
GRANTEE: TOTH ZOLTAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FSP=[YR=1994] N16W20S16 E20$ W20 S12
FGR=[YR=1993] S20 E12 FOP=[YR=1993] E7 N4 W7 S4 $ N20 W12 $
E12 S16 E36 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	100	0	0	727.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,812	
2	0810	CONCRETE A	0	100	57	2	114.00	SF	6.50	6.50	100	1992	1992	3	62	459	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2003	2003	3	58	1,856	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174	

LAND DESCRIPTION

TOTAL OB/XF 5,301

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	70.00	121.00	1.00	UT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS