LOT 2
CARLA'S SUB PB 5/48

TARIN LAGAY L REV LVG TRUST/TARIN LAGAY LOUISE TRU
926 S 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1175-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	Quality Level 05

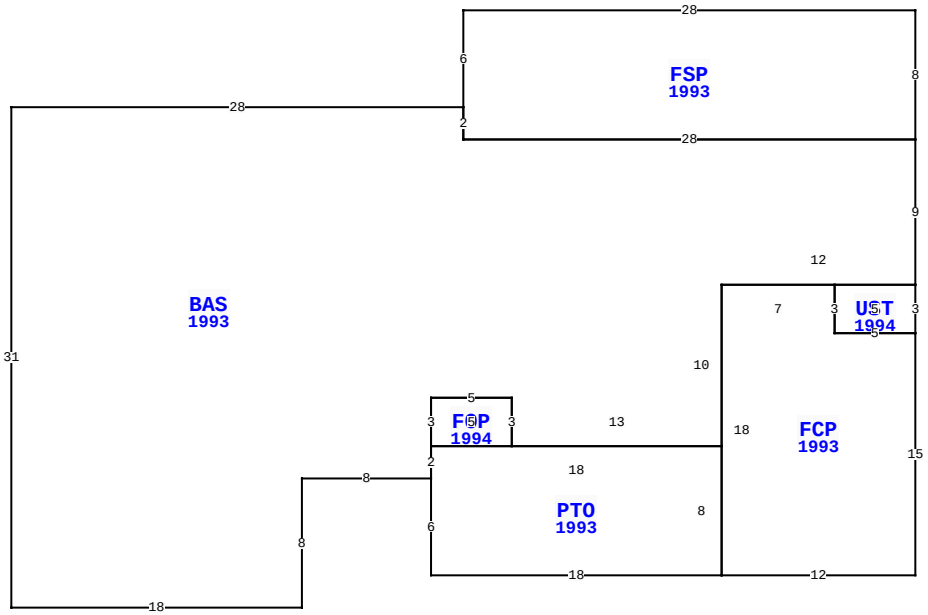
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,181	100	1993	1,181	191,467
FCP	201	25	1993	50	8,107
FOP	15	30	1994	4	649
FSP	224	40	1993	90	14,591
PTO	144	5	1993	7	1,135
UST	15	45	1994	7	1,135
TOTALS	1,780			1,339	217,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,339	139.5680	184.23	246,684	1985	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2022 Heated Area: 1181 HX Base Yr 2022



926 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		217,082
TOTAL MARKET OB/XF VALUE		7,562
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		349,644
SOH/AGL Deduction		30,067
ASSESSED VALUE		319,577
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		218,855
TOTAL JUST VALUE		349,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120985	6'FENCE	0	05/31/2012
20110826	RE-ROOF	5,000	05/31/2011
1202	SHED	1,600	05/01/1985
3269	NEW CONSTR	38,800	05/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2613/0719	1/12/2023	WD	U	I	11	100
GRANTOR: TARIN LAGAY LOUISE						
GRANTEE: TARIN LAGAY LOUISE						
2509/1799	11/01/2021	WD	Q	I	02	362,000
GRANTOR: LYLE BARRY W & MARY B						
GRANTEE: TARIN LAGAY LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W28 S6 BAS=[YR=1993] W28 S31 E18 N8 E8
PTO=[YR=1993] S6 E18 FCP=[YR=1993] E12 N15 UST=[YR=1994]
N3W5S3 E5$ W5N3W7S18$ N8W18S2$N2 FOP=[YR=1994] E5N3W5S3$
N3E5S3E13N10 E12N9W28N2$ S2E28N8$.

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	57	9	513.00	SF	5.53	5.53	100	1985	1985	3	44	1,247	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1985	1985	3	20	600	
3	0810	CONCRETE A	0	100	86	11	946.00	SF	5.53	5.53	100	1985	1985	3	44	2,300	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
5	0855	CONC PAVER	0	100	0	0	270.00	SF	7.00	7.00	100	2000	2000	3	77	1,455	

LAND DESCRIPTION

TOTAL OB/XF 7,562

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