



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 23 | REINF CONC 30  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| 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    |

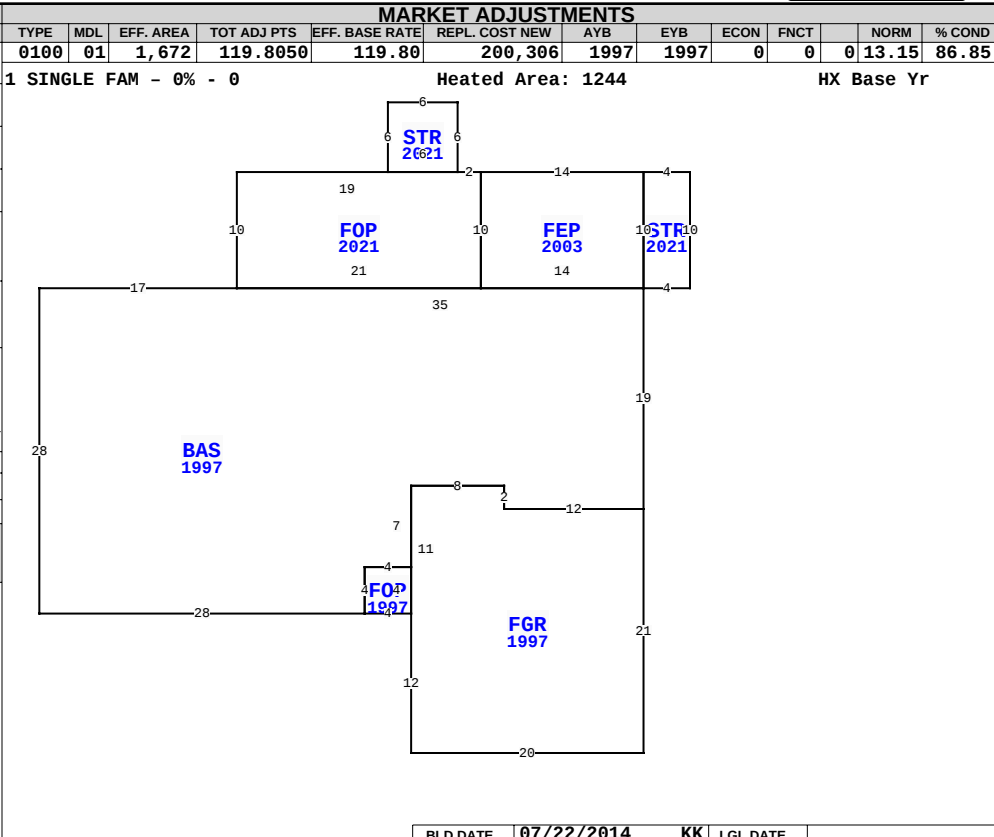
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|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,244            | 100         | 1997 | 1,244        | 129,433              |
| FEP       | 140              | 80          | 2003 | 112          | 11,654               |
| FGR       | 436              | 55          | 1997 | 240          | 24,971               |
| FOP       | 16               | 30          | 1997 | 5            | 520                  |
| FOP       | 210              | 30          | 2021 | 63           | 6,555                |
| STR       | 36               | 10          | 2021 | 4            | 416                  |
| STR       | 40               | 10          | 2021 | 4            | 416                  |
| TOTALS    | 2,122            |             |      | 1,672        | 173,966              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

|   |      |            |     |     |   |   |        |    |       |                |           |         |             |   |        |                 |       |
|---|------|------------|-----|-----|---|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1 | 0810 | CONCRETE A | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|   |      |            | 0   | 0   | 0 | 0 | 821.00 | SF | 6.50  | 6.50           | 100       | 1997    | 1997        | 3 | 72     | 3,842           |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |
|                  |          | RES |



|                                 |    |       |                |           |         |             |   |           |                 |            |     |
|---------------------------------|----|-------|----------------|-----------|---------|-------------|---|-----------|-----------------|------------|-----|
| 326 N 18TH ST, FERNANDINA BEACH |    |       |                | XF DATE   |         | 07/22/2014  |   | LAND DATE |                 | 05/08/2025 | MLU |
|                                 |    |       |                | INC DATE  |         |             |   | AG DATE   |                 |            |     |
| UNITS                           | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND    | OB/XF MKT VALUE | NOTES      |     |
| 821.00                          | SF | 6.50  | 6.50           | 100       | 1997    | 1997        | 3 | 72        | 3,842           |            |     |
|                                 |    |       |                |           |         |             |   |           |                 |            |     |
|                                 |    |       |                |           |         |             |   |           |                 |            |     |
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|                                 |    |       |                |           |         |             |   |           |                 |            |     |
|                                 |    |       |                |           |         |             |   |           |                 |            |     |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 2 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 190,212     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 3,842       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 225,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 419,054     |   |
| SOH/AGL Deduction         |  |              |  | 24,418      |   |
| ASSESSED VALUE            |  |              |  | 394,636     |   |
| TOTAL EXEMPTION VALUE     |  |              |  | 0           |   |
| BASE TAXABLE VALUE        |  |              |  | 394,636     |   |
| TOTAL JUST VALUE          |  |              |  | 419,054     |   |
| NCON VALUE                |  |              |  | 16,246      |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 395,114     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 2024-+0315 | 504 SF GAR  | 20,000 | 06/25/2024 |
| 20200888   | ADDITION    | 0      | 12/11/2020 |
| 20070242   | XFOB        | 4,490  | 02/09/2007 |
| 20051386   | REPAIR/RRF  | 6,000  | 03/10/2005 |
| 20033223   | REPAIR/RRF  | 2,000  | 06/09/2003 |
| 10530      | NEW CONSTR  | 76,552 | 06/09/1997 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2379/0360                      | 7/27/2020 | WD        | Q   | I   | 01     | 355,000    |
| GRANTOR: BOWEN MICHAEL D       |           |           |     |     |        |            |
| GRANTEE: MEEKS TAMMY A & RON   |           |           |     |     |        |            |
| 2360/0592                      | 5/08/2020 | QC        | U   | I   | 11     | 100        |
| GRANTOR: BOWEN MICHAEL D & ANN |           |           |     |     |        |            |
| GRANTEE: BOWEN MICHAEL D       |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FEP=[YR=2003] W14 FOP=[YR=2021] W2 STR=[YR=2021] N6 W6 S6 E6\$ W19 S10 BAS=[YR=1997] W17 S28 E28 FOP=[YR=1997] E4 FGR=[YR=1997] S12E20 N21 W12 N2 W8 S11 \$ N4 W4 S4 \$ N4 E4 N7 E8 S2 E12 N19 STR=[YR=2021] E4 N10 W4 S10\$ W35\$ E21 N10\$ S10 E14 N10 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**MEEKS TAMMY A & RONALD E**  
11196 S INDIAN RIVER DRIVE  
SEBASTIAN, FL 32958

# 2025



BUILDING CHARACTERISTICS

CD CONSTRUCTION

ELEMENT

03

HARDIE BRD 100

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

03

CONC FINSH 100

Interior Floo

14

CARPET 0

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

TOTALS

504

100

2025

504

16,246

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

11/14/2024

BY

DJ

Total Acres:

0.00

Total Land Value:

225,000

Market:

0

Agricultural:

0

Common:

225,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCST

NORM

% COND

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SUBAREA MARKET VALUE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

GRANTOR:BOWEN MICHAEL D

GRANTEE:MEEKS TAMMY A & RON

2360/0592

5/08/2020

QC U

I I

11

100

GRANTOR:BOWEN MICHAEL D & ANN

GRANTEE:BOWEN MICHAEL D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] W18 S28 E18 N28 \$ .

TOTAL OB/XF

0

2 GARAGE RES - 0% - 2025

Heated Area: 504

HX Base Yr

Basement

28

18

18

28

BAS 2025

326 N 18TH ST, FERNANDINA BEACH

BLD DATE

07/22/2014

KK

XF DATE

LGL DATE

INC DATE

LAND DATE

AG DATE

05/08/2025

MLU