BLOCK 2 LOTS 1 2 (LESS S70 FT)
IN OR 2031/1439
OAK LAWN PARK #1 PB 2/52

ROBERTS TIMOTHY W & AMY N
21 S 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0002-0010

BUILDING CHARACTERISTICS

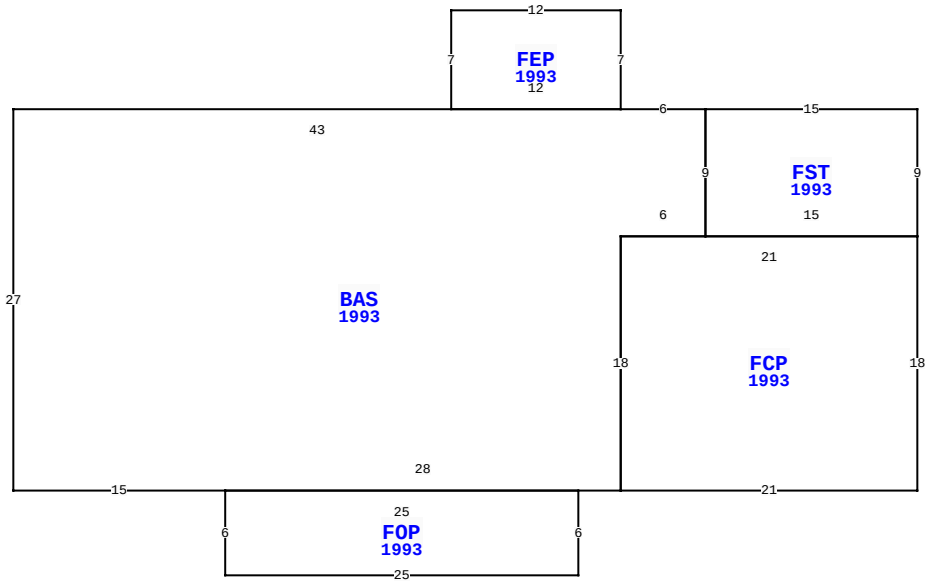
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1993	1,215	117,486
FCP	378	25	1993	94	9,090
FEP	84	80	1993	67	6,479
FOP	150	30	1993	45	4,351
FST	135	55	1993	74	7,156
TOTALS	1,962			1,495	144,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,495	122.4000	122.40	182,988	1961	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 1215 HX Base Yr



101 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

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	0866	POOL FIBER	0	0	28	14	392.00	SF	72.00	72.00	100	1980	1980	3	20	5,645	
2	0845	KOOL DECK	0	0	0	0	480.00	SF	7.25	7.25	100	1980	1980	3	30	1,044	
3	0910	SCRN RM L	0	0	34	27	918.00	SF	15.00	15.00	100	2010	2010	3	40	5,508	
4	0810	CONCRETE A	0	0	0	0	1,150.00	SF	6.50	6.50	100	1961	1961	3	20	1,495	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,561
TOTAL MARKET OB/XF VALUE	13,692
TOTAL LAND VALUE - MARKET	250,880
TOTAL MARKET VALUE	409,133
SOH/AGL Deduction	118,053
ASSESSED VALUE	291,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,080
TOTAL JUST VALUE	409,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101732	XFOB	7,000	10/07/2010
20101121	REPAIR/RRF	14,921	07/09/2010
20080687	REPAIR/RRF	3,219	04/25/2008
20034220	REPAIR/RRF	0	12/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/1439	2/26/2016	SW	Q	I	01	180,000
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: ROBERTS TIMOTHY W &						
2015/0530	11/23/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: NATIONSTAR MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 BAS=[YR=1993] W6 FEP=[YR=1993] N7 W12S7
E12$ W43 S27 E15 FOP=[YR=1993] S6E25 N6 W25$ E28
FCP=[YR=1993] E21 N18 W21 S18$ N18 E6 N9$ S9 E15 N9$.

LAND DESCRIPTION

TOTAL OB/XF 13,692

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	80.00	137.00	80.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	250,880							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 250,880 Market: 0 Agricultural: 0 Common: 250,880 PRINTED 07/30/2025 BY SYS