BLOCK 2 LOT 8
OAK LAWN PARK #1 PB 2/52

BRENNAN BRIAN PETER II & KATHY MARIE
107 S 18TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0002-0080

BUILDING CHARACTERISTICS

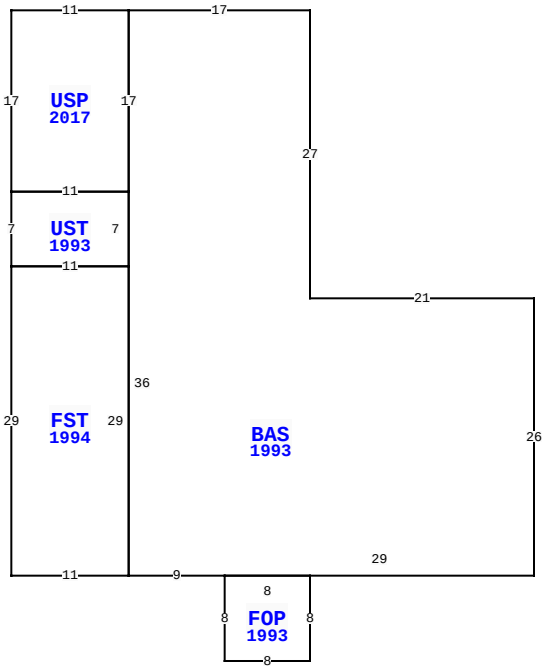
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100	1993	1,447	166,222
FOP	64	30	1993	19	2,182
FST	319	55	1994	175	20,103
USP	187	30	2017	56	6,433
UST	77	45	1993	35	4,021
TOTALS	2,094			1,732	198,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,732	129.8000	129.80	224,814	1956	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1447 HX Base Yr 2021



107 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 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		198,960
TOTAL MARKET OB/XF VALUE		8,631
TOTAL LAND VALUE - MARKET		241,472
TOTAL MARKET VALUE		449,063
SOH/AGL Deduction		144,073
ASSESSED VALUE		304,990
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		249,268
TOTAL JUST VALUE		449,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200081	REMODEL	0	02/11/2020
20172869	SCRNROOM	6,049	09/21/2017
20172768	DRIVEWAY	0	09/06/2017
20121771	REROOF W/30YR SHN	6,500	08/29/2012
983951	REROOF	2,000	07/01/1998
4256	REPAIR/RRF	700	04/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0409	12/13/2019	WD	Q	I	01	334,000
GRANTOR: WHYTE KATHLENE M & ER						
GRANTEE: BRENNAN BRIAN PETER						
2308/0539	9/23/2019	FJ	U	I	11	0
GRANTOR: MANDISH PATRICIA H ES						
GRANTEE: WHYTE KATHLENE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N27 W17 USP=[YR=2017] W11S17E11N17$ S17 UST=[YR=1993] W11 S7 FST=[YR=1994] S29 E11N29W11$ E11 N7$ S36 E9 FOP=[YR=1993] S8 E8 N8 W8 $ E29 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	100	2017	2017	3	96	4,243	
3	0810	CONCRETE A	0	100	0	0	108.00	SF	5.85	5.85	100	1956	1956	3	20	126	
4	0940	SHEDS/PORT	0	100	42	12	504.00	SF	27.00	27.00	100	1980	1980	3	20	2,722	

LAND DESCRIPTION

TOTAL OB/XF 8,631

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	77.00	137.00	77.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	241,472							

REVIEW DATE 02/11/2021 BY RK Total Acres: 0.00 Total Land Value: 241,472 Market: 0 Agricultural: 0 Common: 241,472 PRINTED 07/30/2025 BY SYS