BLOCK 2 LOT 10 & N20 FT OF 12
OAK LAWN PARK #1 PB2/52

POLK LINDSAY & JOSHUA
109 S 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0002-0100

BUILDING CHARACTERISTICS

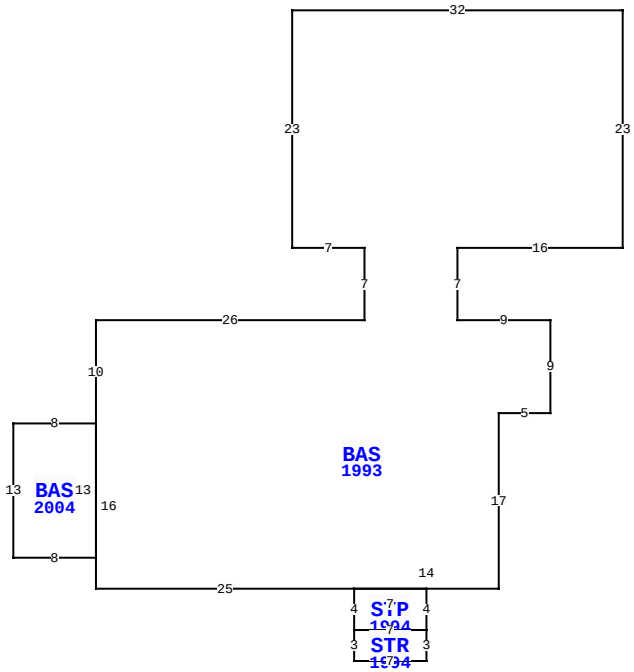
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	1,858	100	1993	1,858	200,937
BAS	104	100	2004	104	11,248
STP	28	10	1994	3	325
STR	21	10	1994	2	216
TOTALS	2,011			1,967	212,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,967	119.1680	119.17	234,407	1954	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2025 Heated Area: 1962 HX Base Yr 2025



109 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	212,724
TOTAL MARKET OB/XF VALUE	17,089
TOTAL LAND VALUE - MARKET	266,560
TOTAL MARKET VALUE	496,373
SOH/AGL Deduction	71,870
ASSESSED VALUE	424,503
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	373,781
TOTAL JUST VALUE	496,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122159	REROOF W/30YR AR	8,586	10/18/2012
20121970	200 AMP UNDERGRND	1,500	09/25/2012
20010267	WIRING FOR WORKSH	0	02/16/2001
2004386	NC WORKSHOP	12,000	11/20/2000
972488	ELEC FOR BATH	0	01/12/1998
972460	PLUMBING FOR BATH	0	01/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/1974	11/21/2024	WD	Q	I	01	640,000
GRANTOR: BELCHER CHRISTOPHER						
GRANTEE: POLK LINDSAY & JOSH						
1925/0342	6/30/2014	FJ	U	I	11	0
GRANTOR: BELCHER HAROLD J EST						
GRANTEE: BELCHER TIMOTHY L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S23 E7 S7 W26 S10 BAS=[YR=2004] W8 S13 E8 N13 $ S16 E25 STP=[YR=1994] S4STR=[YR=1994] S3E7N3 W7$ E7 N4 W7 $ E14N17 E5 N9 W9 N7 E16 N23 $.

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	600.00	SF	6.50	6.50	100	1980	1980	3	30	1,170	
2	0510	GARAGE WD-	0	100	14	28	392.00	SF	70.00	70.00	100	2001	2001	3	28	7,683	
3	0855	CONC PAVER	0	100	0	0	364.00	SF	10.00	10.00	100	2020	2020	3	98	3,567	
4	0812	CONCRETE C	0	100	0	0	1,191.00	SF	4.00	4.00	100	2020	2020	3	98	4,669	

LAND DESCRIPTION

TOTAL OB/XF 17,089

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	85.00	137.00	85.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	266,560							

REVIEW DATE 09/20/2022 BY TW Total Acres: 0.00 Total Land Value: 266,560 Market: 0 Agricultural: 0 Common: 266,560 PRINTED 07/30/2025 BY SYS