BLOCK 3 LOT 5
IN OR 2238/439
OAK LAWN PARK #2 UNR PLAT

SOLOMON HELEN L/E/
205 S 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0003-0050

BUILDING CHARACTERISTICS

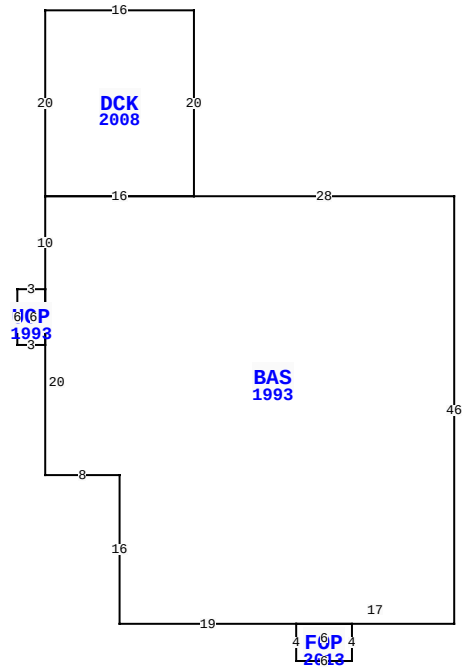
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1993	1,896	137,678
DCK	320	10	2008	32	2,324
FOP	24	30	2013	7	509
UOP	18	20	1993	4	290
TOTALS	2,258			1,939	140,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	96.8240	96.82	187,734	1953	1980	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 0 Heated Area: 1896 HX Base Yr



205 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	03/18/2024 MLU
XF DATE		LAND DATE	
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	0811	CONCRETE B	0	100	111	8	888.00	SF	5.20	5.20	100	1970	1970	3	20	924	
2	0681	POLE SHED	0	100	9	16	144.00	SF	15.00	15.00	100	1988	1988	3	20	432	
3	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1953	1953	3	20	260	
4	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1953	1953	3	20	2,688	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.30	21.30	100	1995	1995	3	20	682	

LAND DESCRIPTION

TOTAL OB/XF 4,986

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		R-1	83.00	137.00	83.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	182,600							

REVIEW DATE 06/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		140,800
TOTAL MARKET OB/XF VALUE		4,986
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		328,386
SOH/AGL Deduction		242,046
ASSESSED VALUE		86,340
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		30,618
TOTAL JUST VALUE		328,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052841	H/AC	2,000	10/12/2005
7047	ADDITION	8,000	05/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/0439	11/06/2018	LE	U	I	11	100
GRANTOR: SOLOMON HELEN C AKA M						
GRANTEE: SOLOMON HELEN C AKA						
1294/1948	2/11/2005	QC	Q	I	01	100
GRANTOR: SOLOMON NOAH & HELEN						
GRANTEE: BURBANK ROBIN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 DCK=[YR=2008] N20 W16 S20 E16$ W16 S10
UOP=[YR=1993] W3 S6 E3 N6$ S20 E8 S16 E19 FOP=[YR=2013] S4
E6 N4 W6$ E17 N46$.