BLOCK 3 LOT 7
IN OR 1555/1594
OAK LAWN PARK #2 UNR PLAT

MAPHEY PHILIP A & KATHERINE M
207 SOUTH 18TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0003-0070

BUILDING CHARACTERISTICS

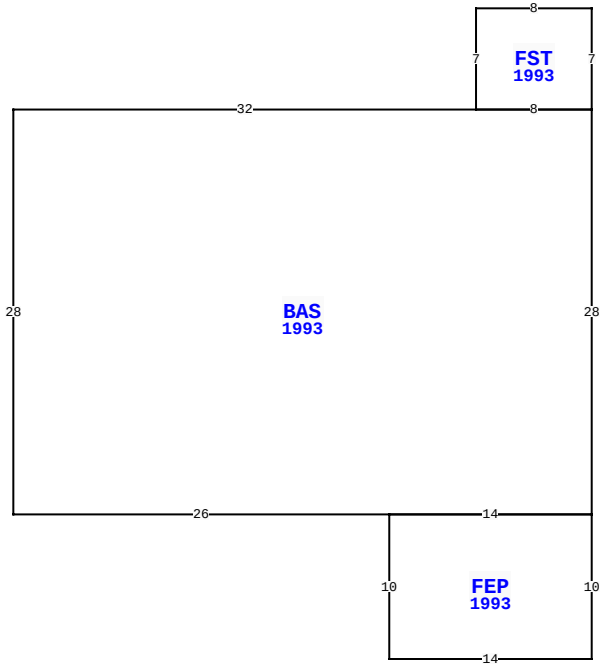
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,120	100	1993	1,120	85,677
FEP	140	80	1993	112	8,568
FST	56	55	1993	31	2,372
TOTALS	1,316			1,263	96,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,263	97.7600	97.76	123,471	1957	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2009 Heated Area: 1120 HX Base Yr 2009



207 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		96,616
TOTAL MARKET OB/XF VALUE		10,684
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		289,900
SOH/AGL Deduction		192,728
ASSESSED VALUE		97,172
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,450
TOTAL JUST VALUE		289,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1594	3/14/2008	WD	U	I	24	197,500
GRANTOR: COOPER JOHN E & PATRI						
GRANTEE: MAPHEY PHILIP A & K						
1253/1424	8/18/2004	WD	Q	I	06	100
GRANTOR: COOPER JOHN E						
GRANTEE: COOPER NETTIE FRANC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 S7 BAS=[YR=1993] W32 S28 E26 FEP=[YR=1993] S10 E14 N10 W14 $ E14 N28 W8 $ E8 N7 $.

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	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1985	1985	3	20	2,688	
2	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	1980	1980	3	30	1,755	
3	0810	CONCRETE A	0	100	0	0	674.00	SF	6.50	6.50	100	1993	1993	3	64	2,804	
4	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2011	2011	3	91	479	
5	0810	CONCRETE A	0	100	25	20	500.00	SF	6.50	6.50	100	2011	2011	3	91	2,958	

LAND DESCRIPTION

TOTAL OB/XF 10,684

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	83.00	137.00	83.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	182,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 07/30/2025 BY SYS