BLOCK 3 LOT 9
IN OR 839/437
OAK LAWN PARK 2 UNR PLAT

GIBBS JEAN M
209 S 18TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-150B-0003-0090**

## BUILDING CHARACTERISTICS

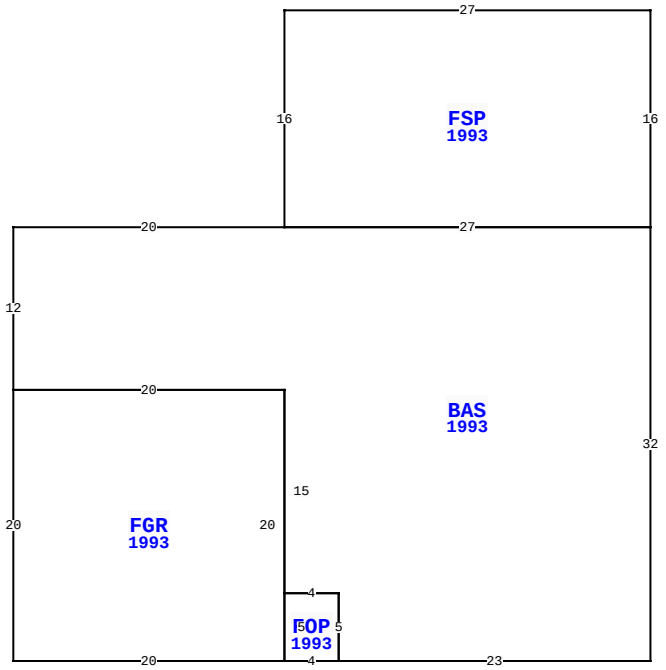
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 20 | FACE BRICK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 1011.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,084 | 100 | 1993 | 1,084 | 107,467 |
| FGR | 400 | 55 | 1993 | 220 | 21,811 |
| FOP | 20 | 30 | 1993 | 6 | 595 |
| FSP | 432 | 40 | 1993 | 173 | 17,151 |
| TOTALS | 1,936 | | | 1,483 | 147,024 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,483 | 118.7280 | 118.73 | 176,077 | 1973 | 1995 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SINGLE FAM – 100% - 1996 Heated Area: 1084 HX Base Yr 1996




209 S 18TH ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 147,024 |
| TOTAL MARKET OB/XF VALUE | | 1,669 |
| TOTAL LAND VALUE - MARKET | | 182,600 |
| TOTAL MARKET VALUE | | 331,293 |
| SOH/AGL Deduction | | 227,879 |
| ASSESSED VALUE | | 103,414 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 52,692 |
| TOTAL JUST VALUE | | 331,293 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 324,934 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2002766 | ELEC OTHER | 0 | 04/24/2000 |
| 2002693 | MECH OTHER | 0 | 04/11/2000 |
| 20022562 | OTHER | 0 | 03/27/2000 |
| 2002430 | REMODEL | 20,000 | 03/14/2000 |
| 7667 | XFOB | 2,976 | 04/27/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0839/0437 | 6/25/1998 | QC | Q | I | 06 | 100 |
| GRANTOR: GIBBS MICHAEL P SR | | | | | | |
| GRANTEE: GIBBS JEAN M | | | | | | |
| 0730/0824 | 5/26/1995 | WD | Q | I | | 64,500 |
| GRANTOR: KING MICHAEL FLOYD & | | | | | | |
| GRANTEE: GIBBS MICHAEL & JEA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=1993] W27 S16 BAS=[YR=1993] W20 S12 FGR=[YR=1993] S20 E20 FOP=[YR=1993] E4 N5 W4 S5$ N20 W20$ E20 S15 E4 S5 E23 N32 W27$ E27 N16$.

## 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 | 61 | 9 | 549.00 | SF | 5.85 | 5.85 | 100 | 1973 | 1973 | 3 | 23 | 739 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 28 | 4 | 112.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 83 | 930 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,669

| 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