BLOCK 3 LOT 11
IN OR 1363/1209
OAK LAWN PARK #2 UNR PLAT

MILLER JOHN A & LORI
301 S 18TH ST
FERNANDINA BEACH, FL 32034-2800

2025

00-00-31-150B-0003-0110

BUILDING CHARACTERISTICS

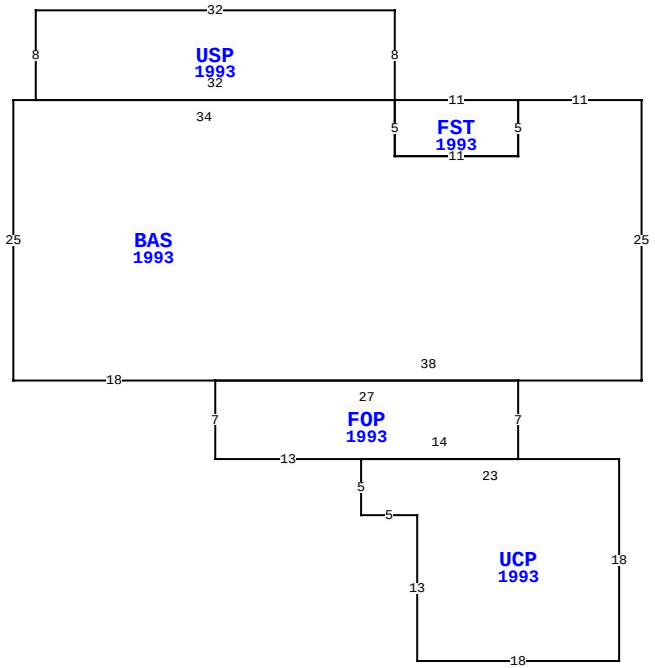
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,345	100	1993	1,345	130,996
FOP	189	30	1993	57	5,552
FST	55	55	1993	30	2,922
UCP	349	20	1993	70	6,817
USP	256	30	1993	77	7,499
TOTALS	2,194			1,579	153,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,579	115.2600	115.26	181,996	1961	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1345 HX Base Yr 2007



301 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 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		153,787
TOTAL MARKET OB/XF VALUE		12,083
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		363,870
SOH/AGL Deduction		236,431
ASSESSED VALUE		127,439
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,717
TOTAL JUST VALUE		363,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7758	XFOB	800	06/16/1993
7713	XFOB	900	05/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/1209	11/01/2005	WD	Q	I		189,900
GRANTOR: FISHBURN NANCY A & ST						
GRANTEE: MILLER JOHN A & LOR						
1343/1916	8/22/2005	WD	Q	I		189,900
GRANTOR: BRYSON CURTIS KIRK &						
GRANTEE: FISHBURN NANCY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FST=[YR=1993] W11 USP=[YR=1993] N8 W32 S8 E32$ S5 E11 N5$ S5 W11 N5 W34 S25 E18 FOP=[YR=1993] S7 E13 UCP=[YR=1993] S5E5S13 E18N18W23$ E14N7W27$ E38N25$.

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	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1983	1983	3	20	7,650	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1983	1983	3	20	576	
3	0845	KOOL DECK	0	100	0	0	360.00	SF	7.25	7.25	100	1983	1983	3	38	992	
4	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1990	1990	3	20	768	
5	0810	CONCRETE A	0	100	28	18	504.00	SF	6.50	6.50	100	1993	1993	3	64	2,097	

LAND DESCRIPTION

TOTAL OB/XF 12,083

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	90.00	137.00	90.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	198,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS