BLOCK 3 LOT 19
OAK LAWN PARK #2 PB 3/25

ROSCIOLI DANIEL M & DONNA SUE
309 SOUTH 18TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0003-0190

BUILDING CHARACTERISTICS

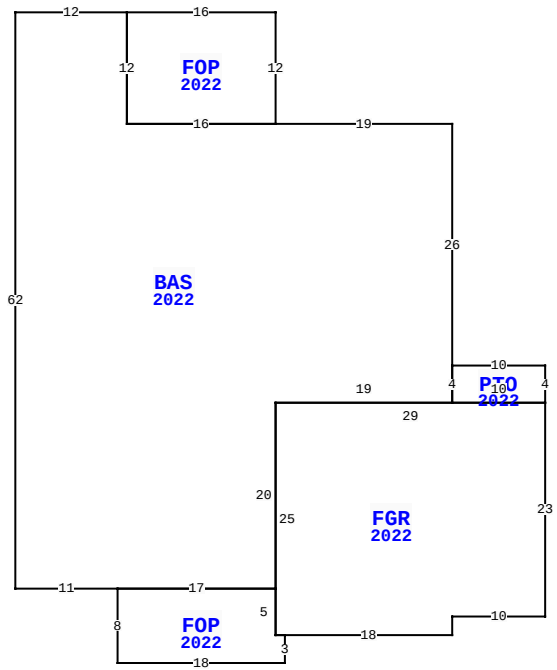
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,114	100	2022	2,114	379,227
FGR	705	55	2022	388	69,603
FOP	139	30	2022	42	7,534
FOP	192	30	2022	58	10,405
PTO	40	5	2022	2	359
TOTALS	3,190			2,604	467,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,604	114.1056	180.29	469,475	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2114 HX Base Yr 2023



309 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
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	0	0	639.00	SF	5.20	5.20	100	2022	2022	3	99	3,290	
2	0802	ASPHALT B	0	100	0	0	600.00	SF	2.40	2.40	100	2022	2022	3	88	1,267	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		467,128
TOTAL MARKET OB/XF VALUE		4,557
TOTAL LAND VALUE - MARKET		200,200
TOTAL MARKET VALUE		671,885
SOH/AGL Deduction		25,181
ASSESSED VALUE		646,704
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		595,982
TOTAL JUST VALUE		671,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211372	NEW CONSTR	0	06/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0849	8/11/2022	WD	Q	I	01	706,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: ROSCIOLI DANIEL MIC						
2475/1463	6/30/2021	WD	Q	V	01	150,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W10 BAS=[YR=2022] N26 W19 FOP=[YR=2022] N12 W16 S12 E16$ W16 N12 W12 S62 E11 FOP=[YR=2022] S8 E18 N3 FGR=[YR=2022] E18 N2 E10 N23 W29 S25 E1$ W1 N5 W17$ E17 N20 E19 N4$ S4 E10 N4$.

LAND DESCRIPTION

TOTAL OB/XF 4,557

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	91.00	136.00	91.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	200,200							

REVIEW DATE 08/11/2022 BY TWWW Total Acres: 0.00 Total Land Value: 200,200 Market: 0 Agricultural: 0 Common: 200,200 PRINTED 07/30/2025 BY SYS