BLK 6 LOT 4
IN OR 865/946
OAKLAWN PARK #2 S/D UNR ADDN

RIDGE HOLLY GAIL
202 S 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0006-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

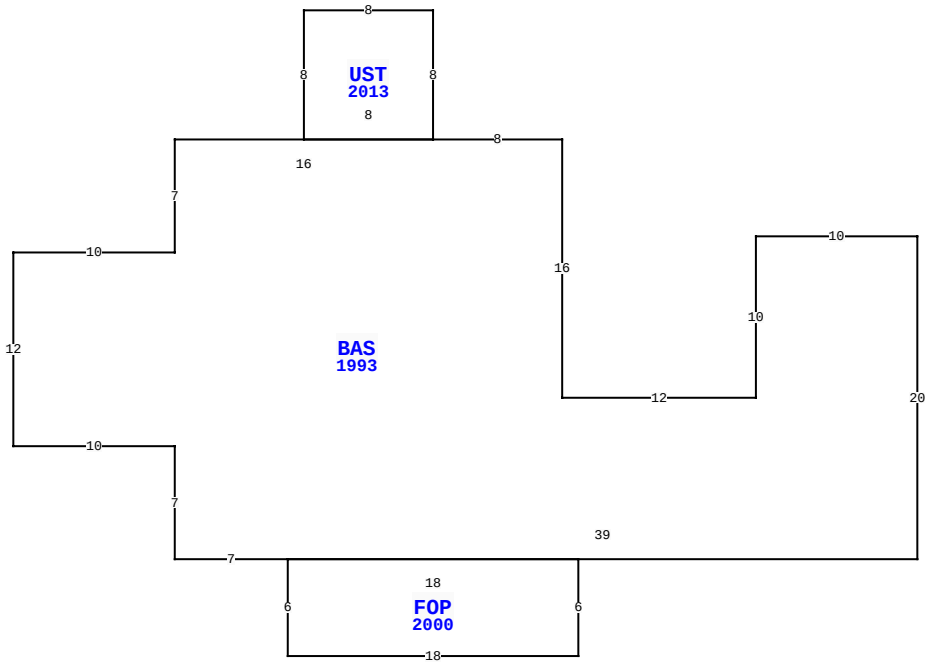
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,064	100	1993	1,064	81,733
FOP	108	30	2000	32	2,458
UST	64	45	2013	29	2,228
TOTALS	1,236			1,125	86,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,125	103.9860	103.99	116,989	1950	1980	0	0	0	26.13	73.87

1 SINGLE FAM – 100% - 2000 Heated Area: 1064 HX Base Yr 2000



202 S 18TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		86,420
TOTAL MARKET OB/XF VALUE		10,075
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		279,095
SOH/AGL Deduction		198,734
ASSESSED VALUE		80,361
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,639
TOTAL JUST VALUE		279,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061288	REPAIR/RRF	1,000	06/07/2006
B8937	REMODEL	2,000	03/22/1995
8143	REMODEL	1,000	02/16/1994
7579	REMODEL	2,000	03/16/1993
6755	REPAIR/RRF	2,200	09/30/1991
6234	REMODEL	2,000	10/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0865/0946	2/02/1999	WD	Q	I		78,000
GRANTOR: BRYANT BRADLEY L & CA						
GRANTEE: RIDGE HOLLY GAIL						
0664/1861	8/12/1992	WD	Q	I	01	100
GRANTOR: BRYANT BRADLEY & C M						
GRANTEE: BRYANT BRADLEY & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S10 W12 N16 W8 UST=[YR=2013] N8 W8 S8 E8$ W16 S7W10 S12 E10 S7 E7 FOP=[YR=2000] S6 E18 N6 W18$ E39 N20$.

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	20	4	80.00	SF	6.50	6.50	100	1950	1950	3	20	104	
2	0810	CONCRETE A	0	100	53	8	424.00	SF	6.50	6.50	100	1999	1999	3	75	2,067	
3	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	100	1999	1999	3	75	848	
4	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2010	2010	3	56	7,056	

LAND DESCRIPTION

TOTAL OB/XF 10,075

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	123.00	83.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	182,600							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 07/30/2025 BY SYS