BLK 6 PT OF LOT 6 IN
OR 2598/1079 & CASE #09-178-DR
OAKLAWN PARK #2 S/D UNR ADDN

KINARD RACHEL GRACE &/DEACON ANNA BELLE (JT/RS)
204 SOUTH 18TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0006-0063

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

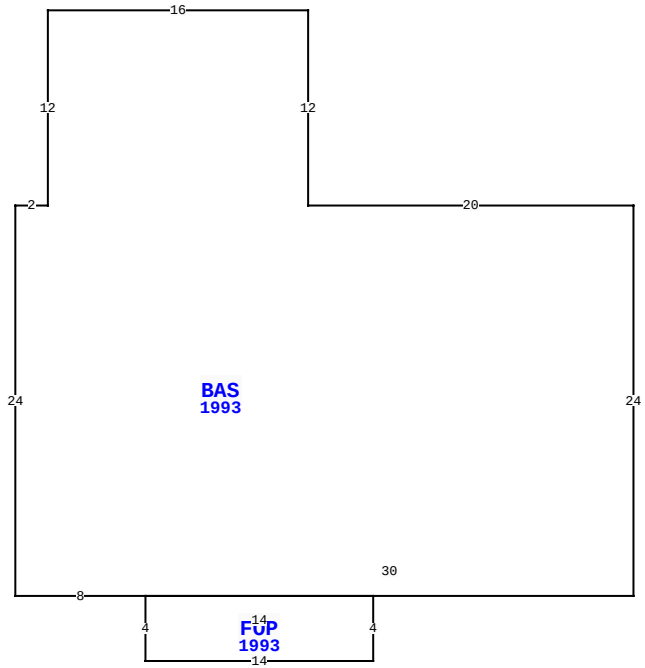
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
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	1,104	100	1993	1,104	172,664
FOP	56	30	1993	17	2,659
TOTALS	1,160			1,121	175,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	1,121	167.9930	167.99	188,317	1960	2010	0	0	0	6.90	93.10

1 SINGLE FAM – 100% - 2023 Heated Area: 1104 HX Base Yr 2023



204 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		175,323
TOTAL MARKET OB/XF VALUE		6,168
TOTAL LAND VALUE - MARKET		136,400
TOTAL MARKET VALUE		317,891
SOH/AGL Deduction		83,502
ASSESSED VALUE		234,389
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,667
TOTAL JUST VALUE		317,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080186	REPLACE WINDOWS	8,650	02/08/2008
983490	PRIVACY FENCE	500	04/07/1998
6020	REMODEL	2,000	06/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1079	10/25/2022	WD	Q	I	01	380,000
GRANTOR: SHAW SHANNON LEIGH						
GRANTEE: KINARD RACHEL GRACE						
1610/1756	2/11/2009	QC	U	I	11	100
GRANTOR: CROW JOHN DAVID & SHA						
GRANTEE: CROW SHANNON S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N12 W16 S12 W2 S24 E8 FOP=[YR=1993] S4 E14 N4 W14 $ E30 N24 $.

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	0855	CONC PAVER	0	100	0	0	455.00	SF	9.00	9.00	100	2006	2006	3	86	3,522	
2	0810	CONCRETE A	0	100	3	14	42.00	SF	6.50	6.50	100	1960	1960	3	20	55	
3	0810	CONCRETE A	0	100	16	16	256.00	SF	4.55	4.55	100	1960	1960	3	20	233	
4	0825	BRICK	0	100	8	8	64.00	SF	8.75	8.75	100	2006	2006	3	96	538	
5	0510	GARAGE WD-	0	100	13	20	260.00	SF	35.00	35.00	100	1991	1991	3	20	1,820	

LAND DESCRIPTION

TOTAL OB/XF 6,168

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	62.00	123.00	62.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	136,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 136,400 Market: 0 Agricultural: 0 Common: 136,400 PRINTED 07/30/2025 BY SYS