BLK 6 PT OF LOT 8 & 10 IN
OR 1890/1222
OAKLAWN PARK #2 S/D UNR ADDN

BALES JULIE C
208 S 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0006-0087

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

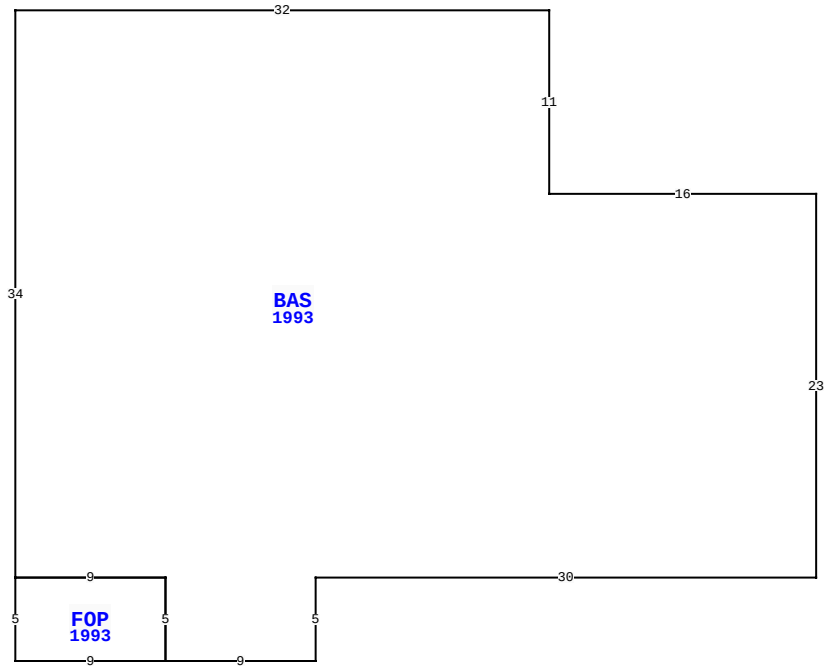
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,501	100	1993	1,501	125,213
FOP	45	30	1993	14	1,168
TOTALS	1,546			1,515	126,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	100.0620	100.06	151,591	1960	1990	0	0	0	16.63	83.37

1 SINGLE FAM – 100% - 2021 Heated Area: 1501 HX Base Yr 2021



208 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		126,381
TOTAL MARKET OB/XF VALUE		6,266
TOTAL LAND VALUE - MARKET		143,000
TOTAL MARKET VALUE		275,647
SOH/AGL Deduction		60,258
ASSESSED VALUE		215,389
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,667
TOTAL JUST VALUE		275,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122008	REPLACE WOOD & ST	1,800	09/25/2012
7876	ADDITION	2,000	08/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1890/1222	11/21/2013	WD	Q	I	01	137,500
GRANTOR: IVY DEBORAH						
GRANTEE: BALES JULIE C						
1029/0169	1/04/2002	WD	Q	I		107,000
GRANTOR: JONES CARL BRENT & SH						
GRANTEE: IVY DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N11 W32 S34 FOP=[YR=1993] S5 E9 N5 W9 $ E9 S5 E9 N5 E30 N23 $.

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	0	0	917.00	SF	5.85	5.85	100	1980	1980	3	30	1,609	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1985	1985	3	20	720	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
4	1242	WD DECK A	0	100	0	0	293.00	SF	4.00	4.00	100	1997	1997	3	20	234	
5	0810	CONCRETE A	0	100	4	39	156.00	SF	6.50	6.50	100	1997	1997	3	72	730	
6	0351	CARPORT MT	0	100	12	14	168.00	SF	6.20	6.20	100	1997	1997	3	20	208	

LAND DESCRIPTION

TOTAL OB/XF 6,266

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	65.00	123.00	65.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	143,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 143,000 Market: 0 Agricultural: 0 Common: 143,000 PRINTED 07/30/2025 BY SYS