BLK 6 PT OF LOTS 12 & 14 IN
OR 1337/1844
OAKLAWN PARK #2 S/D UNR ADDN

SHATTERLY STEVEN E & LOURDES R
PO BOX 670356
MARIETTA, GA 30066

2025

00-00-31-150B-0006-0123

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

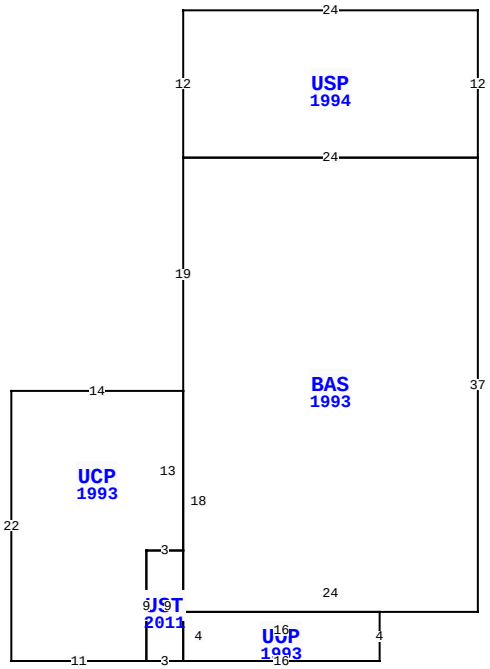
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	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	888	100	1993	888	85,710
UCP	281	20	1993	56	5,405
UOP	64	20	1993	13	1,255
USP	288	30	1994	86	8,301
UST	27	45	2011	12	1,159
TOTALS	1,548			1,055	101,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,055	112.8900	112.89	119,099	1960	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 0 Heated Area: 888 HX Base Yr



304 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	101,830
TOTAL MARKET OB/XF VALUE	3,616
TOTAL LAND VALUE - MARKET	138,600
TOTAL MARKET VALUE	244,046
SOH/AGL Deduction	59,481
ASSESSED VALUE	184,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,565
TOTAL JUST VALUE	244,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052484	REPAIR/RRF	4,000	08/19/2005
20020385	H/AC	0	03/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/1844	8/01/2005	WD	Q	I		156,500
GRANTOR: TAYLOR HARVEY & JEAN						
GRANTEE: SHATTERLY STEVEN E						
1337/1842	8/01/2005	WD	U	I	07	100
GRANTOR: CLICK KAREN D						
GRANTEE: TAYLOR HARVEY & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1994] W24S12BAS=[YR=1993] S19 UCP=[YR=1993] W14S22E11 UST=[YR=2011] E3 UOP=[YR=1993] E16N4W16S4$ N9W3S9$ N9 E3N13$ S18E24N37W24$ E24N12$.

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	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	2007	2007	3	27	1,037	
2	0810	CONCRETE A	0	0	0	8	382.00	SF	5.85	5.85	100	1960	1960	3	20	447	
3	0855	CONC PAVER	0	0	0	0	245.00	SF	10.00	10.00	100	2007	2007	3	87	2,132	

LAND DESCRIPTION

TOTAL OB/XF 3,616

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	0	0006	R-1	63.00	123.00	63.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	138,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 138,600 Market: 0 Agricultural: 0 Common: 138,600 PRINTED 07/30/2025 BY SYS