BLK 6 PT OF LOTS 14 & 16
IN OR 2657/1749
OAKLAWN PARK #2 S/D UNR ADDN

CONKLING MARK L & PATRICIA
306 S 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0006-0144

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

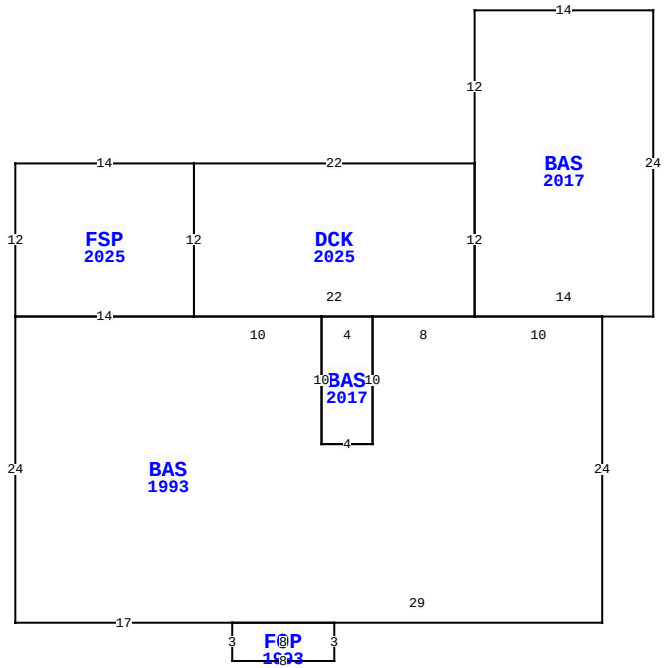
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	156,110
BAS	40	100	2017	40	5,869
BAS	336	100	2017	336	49,298
DCK	264	10	2025	26	3,815
FOP	24	30	1993	7	1,027
FSP	168	40	2025	67	9,831
TOTALS	1,896			1,540	225,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,540	118.8810	156.92	241,657	1960	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2025 Heated Area: 1440 HX Base Yr 2025



306 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	1242	WD DECK A	0	100	4	8	32.00	SF	4.00	4.00	100	2017	2017	3	74	95	
2	1242	WD DECK A	0	100	5	6	30.00	SF	5.00	5.00	100	2017	2017	3	74	111	
4	0855	CONC PAVER	0	100	0	0	442.00	SF	10.00	10.00	100	2025	2024		100	4,420	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2025	2024		100	3,600	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		273,818
TOTAL MARKET OB/XF VALUE		8,226
TOTAL LAND VALUE - MARKET		138,600
TOTAL MARKET VALUE		420,644
SOH/AGL Deduction		0
ASSESSED VALUE		420,644
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		369,922
TOTAL JUST VALUE		420,644
NCON VALUE		97,300
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0130	ADD 308SF TO ADU	510,026	04/25/2025
2024-0095	SFD ADDITION (COV	95,000	04/25/2024
20170335	ADDITION	3,000	02/06/2017
20091195	OTHER	2,300	09/08/2009
9907	XFOB	0	07/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1749	8/01/2023	WD	Q	I	01	475,000
GRANTOR: DWYER WILLIAM & CAROL						
GRANTEE: CONKLING MARK L & P						
1956/1689	1/07/2015	WD	Q	I	02	95,000
GRANTOR: WESTBERRY BETTY BROOK						
GRANTEE: DWYER WILLIAM & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-14,24] W8 S10 W4 N10 W10 W14 S24 E17 E29 N24 W10 $
BAS=[YR=2017;ORIG=0,0] W14 S12 S12 E14 N24 $
BAS=[YR=2017;ORIG=-22,24] W4 S10 E4 N10 $
FOP=[YR=1993;ORIG=-33,48] S3 E8 N3 W8 $
DCK=[YR=2025;ORIG=-14,12] W22 S12 E22 N12 $
FSP=[YR=2025;ORIG=-36,12] N14 S12 E14 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,226

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	63.00	123.00	63.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	138,600							

REVIEW DATE 12/01/2024 BY DJ Total Acres: 0.00 Total Land Value: 138,600 Market: 0 Agricultural: 0 Common: 138,600 PRINTED 07/30/2025 BY SYS

BLK 6 PT OF LOTS 14 & 16
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NASSAU COUNTY PROPERTY

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
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	06	Quality Level 06

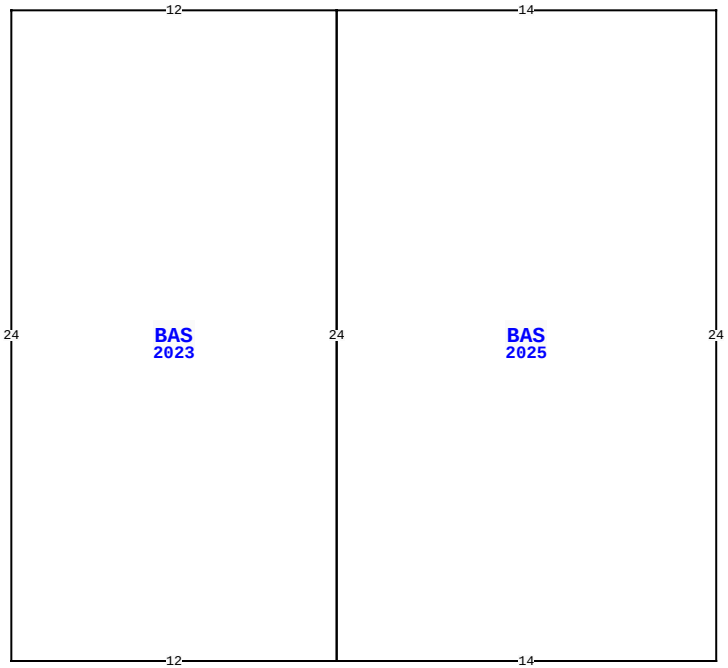
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2023	288	22,094
BAS	336	100	2025	336	25,776
TOTALS	624			624	47,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	624	145.4750	77.10	48,110	2022	2022	0	0	0	0.50	99.50

2 ACCESORY U – 100% - 2025 Heated Area: 624 HX Base Yr 2025



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1956/1689	1/07/2015	WD	Q	I	02	95,000
GRANTOR: WESTBERRY BETTY BROOK						
GRANTEE: DWYER WILLIAM & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-80,0] E12 S24 W12 N24 $
BAS=[YR=2025;ORIG=-68,0] E14 S24 W14 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/01/2024 BY DJ Total Acres: 0.00 Total Land Value: 138,600 Market: 0 Agricultural: 0 Common: 138,600 PRINTED 07/30/2025 BY SYS