

N 110 FT OF S 140 FT OF W
136 1/2FT OF E 166 1/2FT OF
OUT LOT 187 IN OR 2224/856

ROBERTS TIMOTHY W & AMY N
21 S 18TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0187-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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
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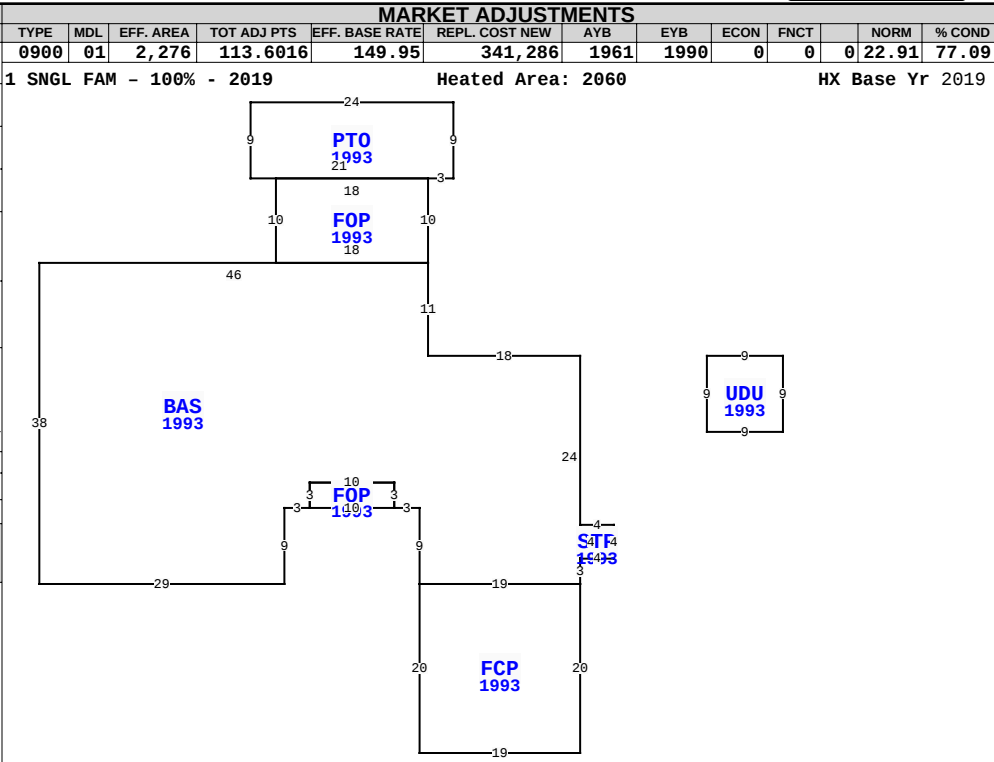
NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,060	100	1993	2,060	238,129
FCP	380	25	1993	95	10,981
FOP	30	30	1993	9	1,041
FOP	180	30	1993	54	6,242
PTO	216	5	1993	11	1,271
STP	16	10	1993	2	231
UDU	81	55	1993	45	5,202

TOTALS	2,963			2,276	263,097
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,695.00	SF	6.50
2	0861	POOL GUNIT	0	100	0	0	442.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	1,105.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	110.00	130.00	110.00



21 S 18TH ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										45,609		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
R-1	110.00	130.00	110.00	FF	1	1.11	1.00	1.11	2,800.00	3,108.00	3	
Total Acres: 0.00		Total Land Value: 341,880				Market: 0				Agricultural: 0		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					263,097				
TOTAL MARKET OB/XF VALUE					45,609				
TOTAL LAND VALUE - MARKET					341,880				
TOTAL MARKET VALUE					650,586				
SOH/AGL Deduction					341,059				
ASSESSED VALUE					309,527				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					258,805				
TOTAL JUST VALUE					650,586				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					639,458				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190137	SWIM POOL	0	04/16/2019
20042184	REPAIR/RRF	2,000	11/19/2004
B959261	REPAIR/RRF	4,700	08/23/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2224/0856	9/18/2018	WD	Q	I	02	310,300
GRANTOR: KNOWLES JUDY E ET AL						
GRANTEE: ROBERTS TIMOTHY W &						
0870/1472	3/05/1999	WD	Q	I	06	100
GRANTOR: ADKINS WILLIE						
GRANTEE: KNOWLES JUDY & DEBR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 N11 FOP=[YR=1993] N10 PTO=[YR=1993] E3 N9 W24 S9 E21 \$ W18 S10 E18 \$ W46 S38 E29 N9 E3 FOP=[YR=1993] E10 N3 W10 S3\$ N3 E10 S3 E3 S9 FCP=[YR=1993] S20 E19 N20 W19 \$ E19 N3 STP=[YR=1993] E4 N4 W4 S4 \$ N24 \$PTR= E15 UDU=[YR=1993] E9 S9 W9 N9 \$W15 \$.									