

E 150 FT OF W 180 FT OF
S 136.5 FT OF N 1/2 OF
OUT LOT 229

BAXTER ARTHUR S III & KATRINA/
1806 ASH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0229-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD\$ 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	1008.00	

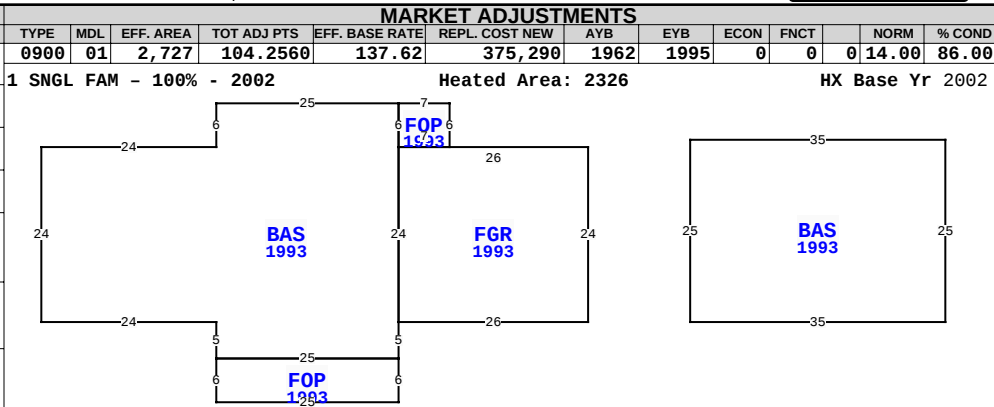
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1993	875	103,559
BAS	1,451	100	1993	1,451	171,731
FGR	624	55	1993	343	40,595
FOP	42	30	1993	13	1,539
FOP	150	30	1993	45	5,326

TOTALS	3,142			2,727	322,749
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0825	BRICK	0 100	24	12	288.00	SF	12.50	12.50	100	1962
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1962
3	0810	CONCRETE A	0 100	0	0	1,600.00	SF	6.50	6.50	100	1965
4	0825	BRICK	0 100	35	3	105.00	SF	12.50	12.50	100	1962
5	0825	BRICK	0 100	0	0	396.00	SF	12.50	12.50	100	1962

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	R-1	137.00	150.00	137.00	FF	1

REVIEW DATE	01/14/2021	BY	TWA
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1806 ASH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/25/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0825	BRICK	0 100	24	12	288.00	SF	12.50	12.50	100	1962	1962	3	39.8	1,433	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	23	805	
3	0810	CONCRETE A	0 100	0	0	1,600.00	SF	6.50	6.50	100	1965	1965	3	20	2,080	
4	0825	BRICK	0 100	35	3	105.00	SF	12.50	12.50	100	1962	1962	3	39.8	522	
5	0825	BRICK	0 100	0	0	396.00	SF	12.50	12.50	100	1962	1962	3	39.8	1,970	

TOTAL OB/XF											
6,810											

Total Acres: 0.00	Total Land Value: 330,855	Market: 0	Agricultural: 0	Common: 330,855
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		322,749	
TOTAL MARKET OB/XF VALUE		6,810	
TOTAL LAND VALUE - MARKET		330,855	
TOTAL MARKET VALUE		660,414	
SOH/AGL Deduction		450,249	
ASSESSED VALUE		210,165	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		159,443	
TOTAL JUST VALUE		660,414	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		645,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100832	REMODEL	18,500	05/18/2010
20071996	REPAIR/RRF	11,700	10/23/2007
7274	REPAIR/RRF	4,395	08/18/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1005/0630	8/28/2001	WD	Q	I	
GRANTOR: STONE HYMAN F JR					SALE PRICE
GRANTEE: BAXTER ARTHUR S III					250,000

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W25 S6 W24 S24 E24 S5 E25 N5 N24 N6 \$											
BAS=[YR=1993;ORIG=75,30] N25 W35 S25 E35 \$											
FGR=[YR=1993;ORIG=0,30] E26 N24 W26 S24 \$											
FOP=[YR=1993;ORIG=-25,35] S6 E25 N6 W25 \$											
FOP=[YR=1993;ORIG=0,6] E7 N6 W7 S6 \$											
PTR=[ORIG=0,0] N10 S10 \$											