LOT 14
PHOENIX WALK PB 5/55

BRANDT TAMMY TWIST
18 ZACHARY COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1635-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

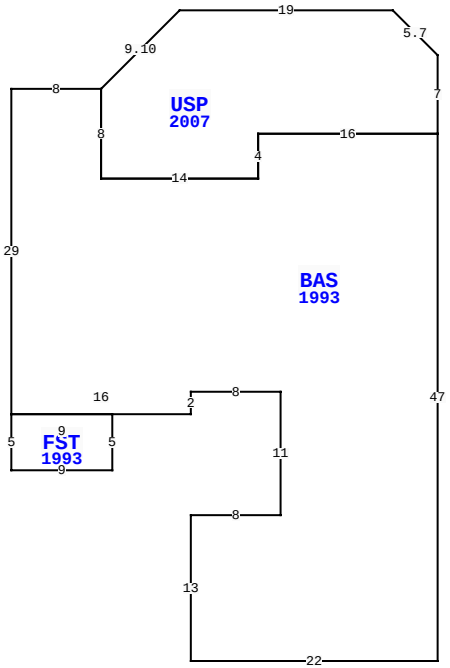
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1993	1,322	188,612
FST	45	55	1993	25	3,567
USP	354	30	2007	106	15,123
TOTALS	1,721			1,453	207,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,453	178.3368	178.34	259,128	1984	1984	0	0	0	20.00	80.00

1 TOWNHOUSE - 100% - 2021 Heated Area: 1322 HX Base Yr 2021



18 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		207,302
TOTAL MARKET OB/XF VALUE		7,591
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		539,893
SOH/AGL Deduction		200,623
ASSESSED VALUE		339,270
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,548
TOTAL JUST VALUE		539,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122144	HEATPUMP	3,500	10/17/2012
20111168	REPAIR/RRF	1,000	07/19/2011
20110017	REMODEL	800	01/04/2011
B0012148	ADDITION	8,000	10/01/2001
B983410	REPAIR/RRF	2,500	03/25/1998
B9148	REPAIR/RRF	1,800	06/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/0832	6/01/2020	WD	Q	I	01	301,000
GRANTOR: DYAL JOHN ALEXANDER I						
GRANTEE: BRANDT TAMMY TWIST						
2351/0832	4/01/2020	WD	U	I	11	100
GRANTOR: BEACH MARGARET R TRUS						
GRANTEE: DYAL JOHN ALEXANDER						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] U4 L4 W19 L7 D7 BAS=[YR=1993] W8 S29
FST=[YR=1993] S5 E9 N5 W9$ E16 N2 E8 S11 W8 S13 E22 N47 W16
S4 W14 N8$ S8 E14 N4 E16 N7$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0801	ASPHALT A	0	100	0	0	209.00	SF	3.00	3.00	100	1984	1984	3	50	314	
3	1126	CB/STC 8"	0	100	0	0	50.00	SF	8.00	8.00	100	1984	1984	3	41	164	
4	0858	SCULP CONC	0	100	0	0	281.00	SF	13.00	13.00	100	2000	2000	3	93	3,397	
5	0811	CONCRETE B	0	100	0	0	456.00	SF	5.20	5.20	100	2000	2000	3	77	1,826	

LAND DESCRIPTION

TOTAL OB/XF 7,591

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	000310	C	TOWNHOUSE	100		R-1	39.00	103.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS