BLOCK 10 LOT 6
PT OR 993/1183
ESMT OR 1709/326

ISLAND ART ASSOCIATION INC
P O BOX 17251
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QWNER OCCUP 100
Occupancy		03

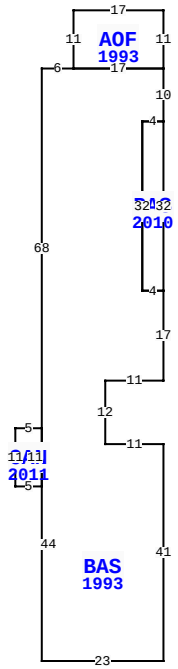
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	187	100	1993	187	13,144
BAS	2,316	100	1993	2,316	162,792
BAS	128	100	2010	128	8,997
CAN	55	30	2011	16	1,125
TOTALS	2,686			2,647	186,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,647	100.7760	140.58	372,115	1946	1980	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 2631 HX Base Yr



18 N 2ND ST, FERNANDINA BEACH

BLD DATE	12/04/2018	KK	LGL DATE	
XF DATE	12/04/2018	KK	LAND DATE	03/27/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,058
TOTAL MARKET OB/XF VALUE		1,613
TOTAL LAND VALUE - MARKET		203,125
TOTAL MARKET VALUE		390,796
SOH/AGL Deduction		60,321
ASSESSED VALUE		330,475
TOTAL EXEMPTION VALUE	10	330,475
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		390,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142128	REPAIR/RRF	1,925	10/01/2014
20111605	OTHER	875	09/13/2011
20110980	REPAIR/RRF	4,700	06/16/2011
20110877	H/AC	10,000	06/02/2011
20110813	REMODEL	8,000	05/25/2011
20101389	H/AC	8,000	08/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0993/1183	6/22/2001	WD	Q	I		380,000
GRANTOR: DEVRIES MARGARET A						
GRANTEE: ISLAND ART ASSOCIAT						
0685/0394	7/21/1993	WD	Q	I	05	40,000
GRANTOR: MIAMI MORTGAGE ASSOC						
GRANTEE: CARTER MARGARET A						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W17 S11 BAS=[YR=1993] W6 S68 CAN=[YR=2011] W5 S11 E5 N11$ S44 E23 N41 W11 N12 E11 N17 BAS=[YR=2010] N32 W4 S32 E4$ W4 N32 E4 N10 W17$ E17 N11$.

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	0978	SECURTY LT	0	0	0	0	10.00	UT	225.00	225.00	100	2001	2001	3	52	1,170	
2	0446	BOX FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	100	2001	2001	3	20	48	
3	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	2001	2001	3	79	395	

LAND DESCRIPTION

TOTAL OB/XF 1,613

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	001100	C	STORE 1FLR	0	0003	C-3	25.00	125.00	3,125.00	SF		1.00	1.00	1.00	65.00	65.00	203,125							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 203,125 Market: 0 Agricultural: 0 Common: 203,125 PRINTED 07/30/2025 BY SYS