BLOCK 5 LOT 41
IN OR 2193/58
AMERICAN BEACH SUB 1 PB 2/42

WATSON HELEN L/E/
1837 JULIA STREET
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-010A-0005-0410**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 60 |
| Interior Wall | 04 | PLYWOOD 40 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

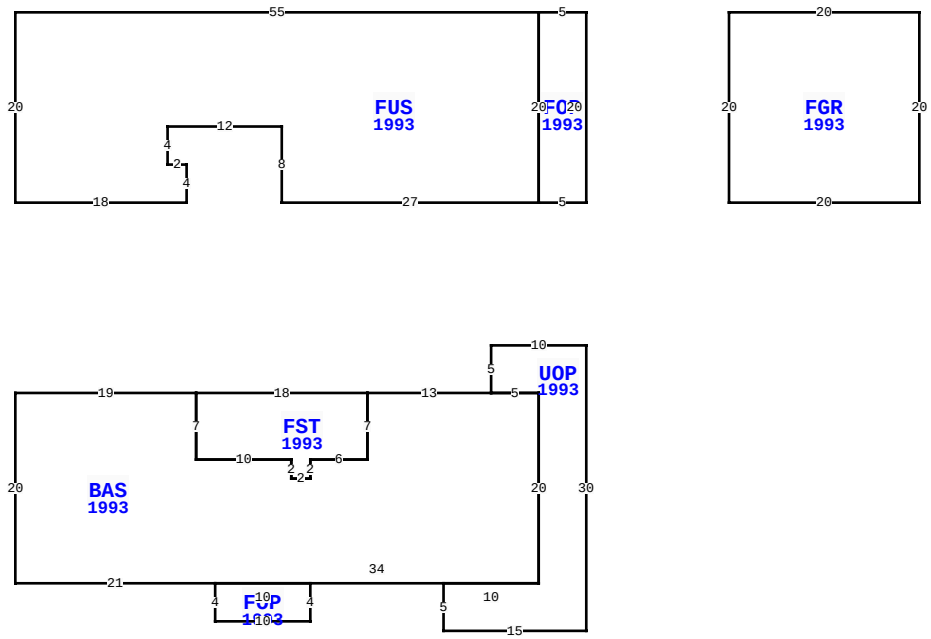
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 970 | 100 | 1993 | 970 | 97,162 |
| FGR | 400 | 55 | 1993 | 220 | 22,037 |
| FOP | 40 | 30 | 1993 | 12 | 1,202 |
| FOP | 100 | 30 | 1993 | 30 | 3,005 |
| FST | 130 | 55 | 1993 | 72 | 7,212 |
| FUS | 1,012 | 100 | 1993 | 1,012 | 101,370 |
| UOP | 225 | 20 | 1993 | 45 | 4,508 |
| TOTALS | 2,877 | | | 2,361 | 236,496 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,361 | 122.3040 | 128.42 | 303,200 | 1991 | 1991 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1982 HX Base Yr




1837 JULIA ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/15/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 236,496 |
| TOTAL MARKET OB/XF VALUE | 1,320 |
| TOTAL LAND VALUE - MARKET | 450,000 |
| TOTAL MARKET VALUE | 687,816 |
| SOH/AGL Deduction | 128,465 |
| ASSESSED VALUE | 559,351 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 559,351 |
| TOTAL JUST VALUE | 687,816 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 686,513 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| BP 3536 | N/A | 48,062 | 07/31/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2193/0058 | 4/16/2018 | QC | U | I | 11 | 100 |
| GRANTOR: WATSON WILLIAM & HELE | | | | | | |
| GRANTEE: WATSON WILLIAM & HE | | | | | | |
| 0346/0058 | 10/01/1981 | WD | Q | V | | 7,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W5 FUS=[YR=1993] W55 S20 E18 N4 W2 N4 E12 S8 E27 N20 $ S20 E5 N20 $ PTR= S35 UOP=[YR=1993] W10 S5 BAS=[YR=1993] W13 FST=[YR=1993] W18 S7 E10 S2 E2 N2 E6 N7 $ S7 W6 S2 W2 N2 W10 N7 W19 S20 E21 FOP=[YR=1993] S4 E10 N4 W10 $ E34 N20 W5 $ E5 S20 W10 S5 E15 N30 $ N35 $ PTR= E15 FGR=[YR=1993] E20 S20 W20 N20 $ W15 $ .

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1991 | 1991 | 3 | 66 | 1,320 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,320

| 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 | 0 | | RSF-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 450,000 | | | | | | | |

REVIEW DATE 01/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS