BLOCK B LOT N 1/2 OF 1
IN OR 2234/136
ATLANTIC HIGHLANDS SUB

BRENNAN REGINA/RITCHEY ROBIN
21 N 18TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000B-0011

BUILDING CHARACTERISTICS

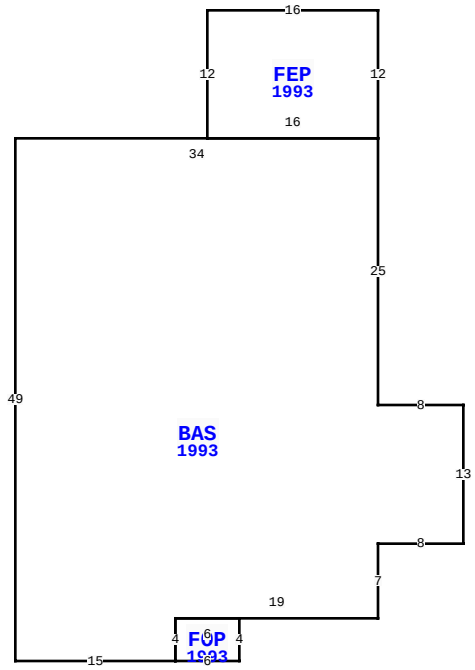
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	1993	1,694	163,381
FEP	192	80	1993	154	14,853
FOP	24	30	1993	7	675
TOTALS	1,910			1,855	178,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,855	112.7000	118.34	219,521	1959	1980	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 1996 Heated Area: 1694 HX Base Yr 1996



21 N 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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	1980	1980	3	42	1,470	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1980	1980	3	20	2,800	
6	1242	WD DECK A	0	100	0	0	156.00	SF	10.00	10.00	100	2005	2005	3	21	328	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,910
TOTAL MARKET OB/XF VALUE		4,598
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		483,508
SOH/AGL Deduction		345,194
ASSESSED VALUE		138,314
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,903
TOTAL JUST VALUE		483,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0998	REPLACEMENT OF DA	6,000	04/08/2025
20100352	OTHER	600	02/24/2010
20022266	REMODEL	1,000	01/02/2003
20022026	REMODEL	5,000	11/26/2002
20021982	REPAIR/RRF	20,000	11/19/2002
972155	REPAIR/RRF	2,100	10/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2334/0136	1/16/2020	QC	U	I	11	100
GRANTOR: BRENNAN REGINA M & RO						
GRANTEE: BRENNAN REGINA M &						
1781/1507	3/02/2012	QC	U	I	11	100
GRANTOR: BRENNAN REGINA & ROBI						
GRANTEE: BRENNAN REGINA & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N25 FEP=[YR=1993] N12 W16 S12 E16 $ W34 S49 E15 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E19 N7 E8 N13 $.

LAND DESCRIPTION

TOTAL OB/XF 4,598

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	100	0006	R-1	76.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS