BLOCK C LOT 2(EX N'LY 73.77FT)
ATLANTIC HIGHLANDS SUB
DB 39/297

MOCK WILLIAM J JR
PO BOX 706
FERNANDINA BEACH, FL 32035-0706

2026

00-00-31-1060-000C-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

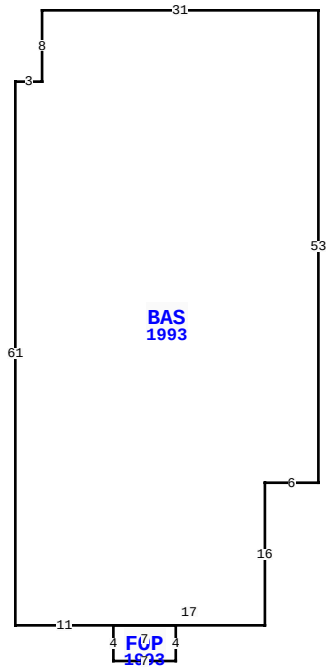
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100	1993	2,226	218,065
FOP	28	30	1993	8	784
TOTALS	2,254			2,234	218,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	109.7600	115.25	257,468	1938	1995	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 0 Heated Area: 2226 HX Base Yr



16 N 18TH ST, FERNANDINA BEACH

BLD DATE	12/12/2013 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	218,848
TOTAL MARKET OB/XF VALUE	4,243
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	523,091
SOH/AGL Deduction	98,578
ASSESSED VALUE	424,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	424,513
TOTAL JUST VALUE	523,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	472,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132457	PAVERS	0	10/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/1690	10/05/2004	WD	Q	I		262,500
GRANTOR: ICENHOWER HOWARD L &						
GRANTEE: MOCK WILLIAM J JR						
0545/0500	6/13/1988	WD	Q	I		82,500
GRANTOR: STONE HYMAN F JR						
GRANTEE: ICENHOWER HOWARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S8 W3 S61 E11 FOP=[YR=1993] S4 E7 N4 W7$ E17 N16 E6 N53$.

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	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	2002	2002	3	28	3,175	
2	1242	WD DECK A	0	0	0	0	432.00	SF	10.00	10.00	100	2004	2004	3	20	864	
3	1243	WD DECK F	0	0	20	8	160.00	SF	3.20	3.20	100	2003	2003	3	20	102	
4	0819	CONC 12"	0	0	4	4	16.00	SF	9.50	9.50	100	1980	1980	3	29	44	
5	0819	CONC 12"	0	0	3	7	21.00	SF	9.50	9.50	100	1980	1980	3	29	58	

LAND DESCRIPTION

TOTAL OB/XF 4,243

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	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