BLOCK H LOT 3
IN OR 962/1489
ATLANTIC HIGHLANDS SUB

STONE BRADFORD M
104 N 18TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000H-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 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

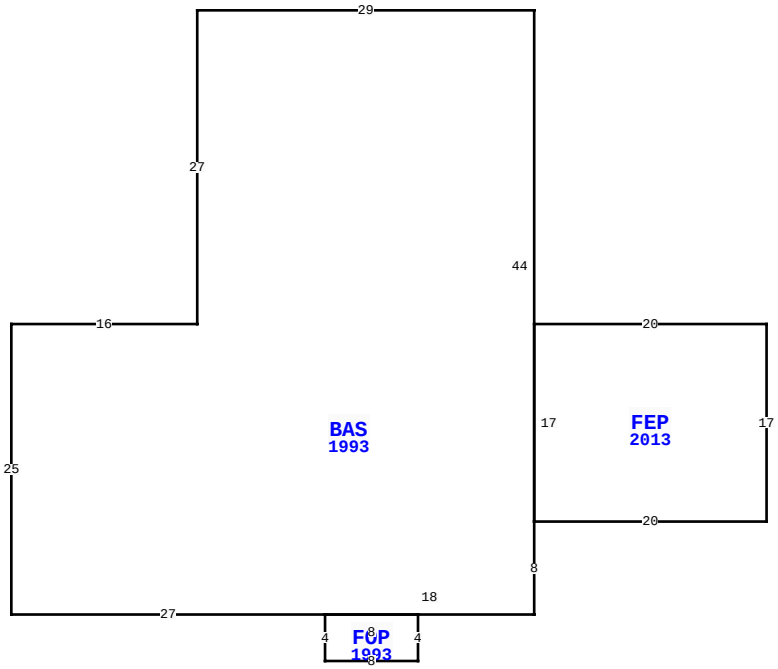
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1993	1,908	171,080
FEP	340	80	2013	272	24,389
FOP	32	30	1993	10	897
TOTALS	2,280			2,190	196,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	116.8160	122.66	268,625	1955	1980	0	0	0	26.90	73.10

1 SINGLE FAM 100% - 2001 Heated Area: 1908 HX Base Yr 2001



104 N 18TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,365
TOTAL MARKET OB/XF VALUE		2,268
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		498,633
SOH/AGL Deduction		317,387
ASSESSED VALUE		181,246
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,835
TOTAL JUST VALUE		498,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0		16,898	01/16/2024
20222560	REMODEL	43,750	10/24/2022
20101951	REPLACE WATER HEA	800	11/10/2010
20100917	REROOF W/30YR SHN	5,000	06/04/2010
20033286	53 IRRIGATION HEA	0	06/19/2003
20010299	REMODEL	5,000	02/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0962/1489	12/19/2000	WD	U	I		175,700

GRANTOR: BOWERS DAVID JR ET AL
GRANTEE: STONE BRADFORD M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S27 W16 S25 E27 FOP=[YR=1993] S4 E8 N4 W8 $ E18 N8 FEP=[YR=2013] E20 N17 W20 S17 $ N44 $.

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	0681	POLE SHED	0	100	33	13	429.00	SF	15.00	15.00	100	1981	1981	3	20	1,287	
2	1242	WD DECK A	0	100	0	0	330.00	SF	10.00	10.00	100	2005	2005	3	21	693	
3	0681	POLE SHED	0	100	16	6	96.00	SF	15.00	15.00	100	1981	1981	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 2,268

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	136.00	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