BLOCK I S451/2 FT OF LOT 1 &
N451/2 FT OF LOT 4
IN OR 1648/761

MORAN CHRISTOPHER
107 NORTH 18TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000I-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

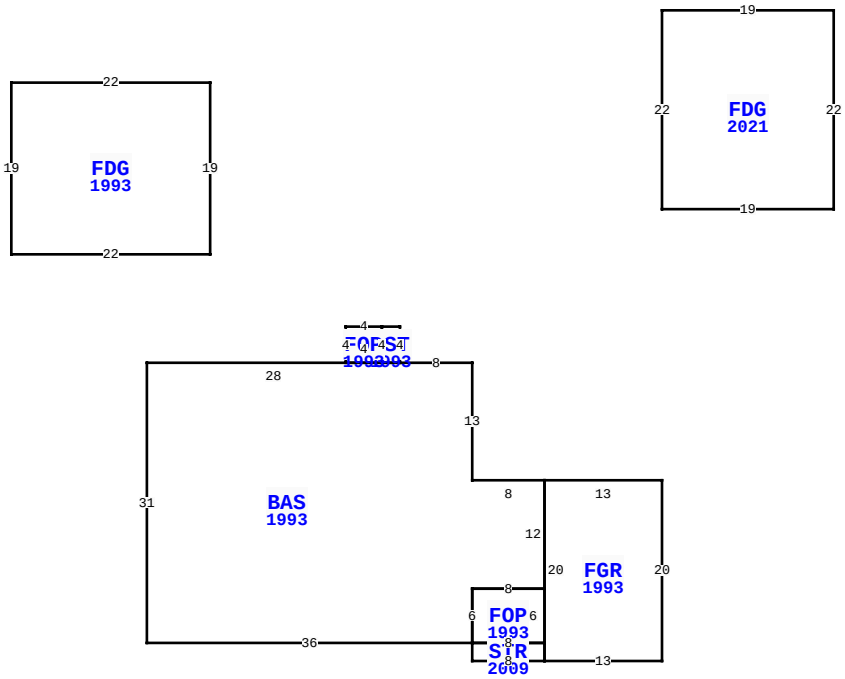
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	1993	1,212	129,360
FDG	418	60	1993	251	26,790
FDG	418	60	2021	251	26,790
FGR	260	55	1993	143	15,263
FOP	16	30	1993	5	534
FOP	48	30	1993	14	1,495
STR	16	10	2009	2	214
UST	8	45	1993	4	427
TOTALS	2,396			1,882	200,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,882	116.1741	121.98	229,566	1950	2000	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2024 Heated Area: 1212 HX Base Yr 2024



BLD DATE	07/22/2014	KK	LGL DATE
XF DATE			LAND DATE 04/09/2025 MLU
INC DATE			AG DATE

107 N 18TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,253
TOTAL MARKET OB/XF VALUE		35,595
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		553,848
SOH/AGL Deduction		69,914
ASSESSED VALUE		483,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		432,523
TOTAL JUST VALUE		553,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200644	GARAGE	40,984	02/02/2021
20190471	ADD 508 SF	62,209	08/26/2019
20021188	REPAIR/RRF	2,000	07/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1648/0761	11/05/2009	WD	U	I	12	200,000
GRANTOR: DOUGHERTY ROBERT C JR						
GRANTEE: MORAN CHRISTOPHER						
1417/0205	6/05/2006	WD	Q	I		290,000
GRANTOR: BOLTON RICHRD E JR &						
GRANTEE: DOUGHERTY ROBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W13 BAS=[YR=1993] W8 N13 W8 UST=[YR=1993] N4 W2 FOP=[YR=1993] W4 S4 E4 N4 $ S4 E2$ W28 S31 E36 STR=[YR=2009] S2E8N2W8$ FOP=[YR=1993] E8N6 W8S6$ N6E8N12$ S20E13N20$ PTR= W50N25 FDG=[YR=1993] W22 N19 E22S19$ S25E50$ PTR= N30 FDG=[YR=2021] N22 E19 S22 W19 $ S30 $.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2000	2000	03	85	34,000	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
6	0351	CARPORT MT	0	100	25	10	250.00	SF	10.00	10.00	100	2010	2010	3	35	875	

LAND DESCRIPTION

TOTAL OB/XF 35,595

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	91.00	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

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N451/2 FT OF LOT 4
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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Quality	05	Quality Level 05

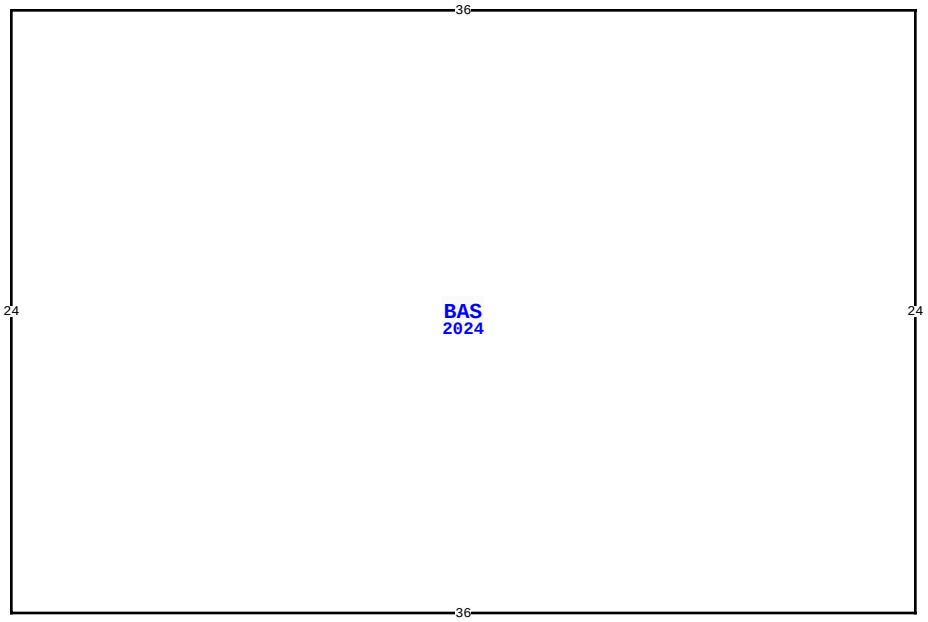
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2024	864	17,383
TOTALS	864			864	17,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	52.6284	20.53	17,738	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 864 HX Base Yr 2024



107 N 18TH ST, FERNANDINA BEACH

BLD DATE	07/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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INCOME VALUE		
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1417/0205	6/05/2006	WD	Q	I		290,000
GRANTOR: BOLTON RICHRD E JR &						
GRANTEE: DOUGHERTY ROBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=44,10] E36 S24 W36 N24 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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