

BLOCK L LOT 1
ATLANTIC HIGHLANDS SUB
DB 39/297

AGRICOLA CHRISTOPHE ALEXANDER/ROSSOW ALEXIS M
147 N 18TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000L-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

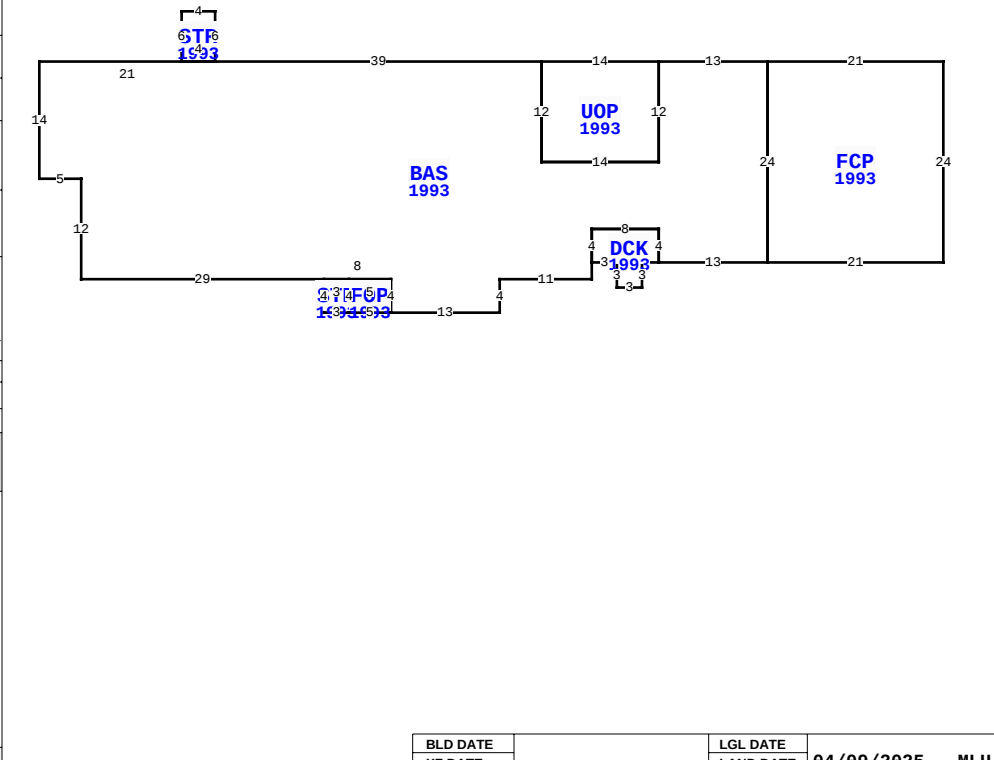
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	1993	2,012	364,696
DCK	41	10	1993	4	725
FCP	504	25	1993	126	22,839
FOP	20	30	1993	6	1,088
STR	12	10	1993	1	181
STR	24	10	1993	2	363
UOP	168	20	1993	34	6,163
TOTALS	2,781			2,185	396,053

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
7	0820	WOOD WALK	0 100	10	14	140.00	SF	11.75	11.75
8	1242	WD DECK A	0 100	16	15	240.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	136.00	137.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,185	137.2686	190.80	416,898	1952	2015	0	0	0	5.00	95.00
1 SNGL FAM			100% - 2025	Heated Area: 2012				HX Base Yr 2025				



147 N 18TH ST, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/09/2025 MLU				

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					396,053				
TOTAL MARKET OB/XF VALUE					44,338				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					740,391				
SOH/AGL Deduction					121,237				
ASSESSED VALUE					619,154				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					567,743				
TOTAL JUST VALUE					740,391				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					696,958				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240046			06/12/2024
20110593	DEMOLITION	0	04/13/2011
20032622	ELEC OTHER	3,000	03/04/2003
20021804	REMODEL	1,000	10/18/2002
983197	REMODEL	0	02/18/1998
6444	REPAIR/RRF	2,000	03/27/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2725/327	7/16/2024	WD	Q	I	01	865,000	
GRANTOR: JREE LLC							
GRANTEE: AGRICOLA CHRISTOPHE							
2724/1051	7/12/2024	QC	U	I	11	313,800	
GRANTOR: BERNARD CAMERON G & J							
GRANTEE: JREE LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=1993] W21 BAS=[YR=1993] W13 UOP=[YR=1993] W14S12E14N12\$ S12W14 N12W39 STR=[YR=1993] N6W4S6E4\$ W21 S14E5 S12E29 STR=[YR=1993] S4E3 FOP=[YR=1993] E5N4W5S4\$ N4W3\$ E8 S4 E13N4E11N2 DCK=[YR=1993] E3S3E3N3E2 N4W8S4\$ N4E8S4E13N24\$ S24E21 N24\$.									