BLOCK L LOT 4
ATLANTIC HIGHLANDS DB 39/296

MCQUEEN MARY ELLEN L/E/
133 N 18TH ST
FERNANDINA BEACH, FL 32035

2026

00-00-31-1060-000L-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

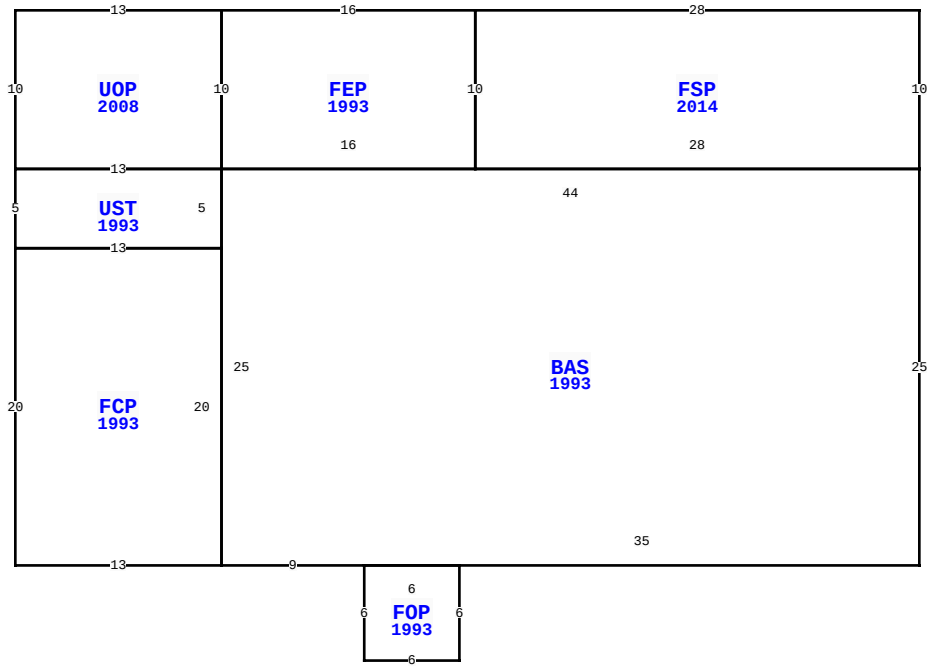
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1993	1,100	104,173
FCP	260	25	1993	65	6,156
FEP	160	80	1993	128	12,122
FOP	36	30	1993	11	1,042
FSP	280	40	2014	112	10,607
UOP	130	20	2008	26	2,462
UST	65	45	1993	29	2,747
TOTALS	2,031			1,471	139,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	133.6200	140.30	206,381	1952	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2006 Heated Area: 1100 HX Base Yr 2006



133 N 18TH ST, FERNANDINA BEACH

BLD DATE	07/22/2014 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		191,478
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		494,718
SOH/AGL Deduction		319,487
ASSESSED VALUE		175,231
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		118,820
TOTAL JUST VALUE		494,718
NCON VALUE		52,171
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052629	REPAIR/RRF	4,000	09/08/2005
2229	CHNGE SRVC	800	10/12/2988
BLDR-2024-0	NEW ADU- -624 SQ		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/1498	2/21/2022	QC	U	I	11	100
GRANTOR: MCQUEEN MARY ELLEN						
GRANTEE: MCQUEEN MARY ELLEN						
1300/0382	3/07/2005	QC	Q	I	01	100
GRANTOR: SCOTT LYDIA M						
GRANTEE: MCQUEEN EDWARD F &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W28 FEP=[YR=1993] W16 UOP=[YR=2008] W13 S10 UST=[YR=1993] S5 FCP=[YR=1993] S20 E13 BAS=[YR=1993] E9 FOP=[YR=1993] S6 E6 N6 W6$ E35 N25 W44 S25$ N20 W13$ E13 N5 W13$ E13 N10$ S10 E16 N10$ S10 E28 N10$.

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	0680	POLE SHED	0	100	0	0	180.00	SF	10.00	10.00	100	1980	1980	3	20	360	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2011	2011	3	40	2,880	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	137.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 06/23/2025 BY HS 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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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	06	Quality Level 06

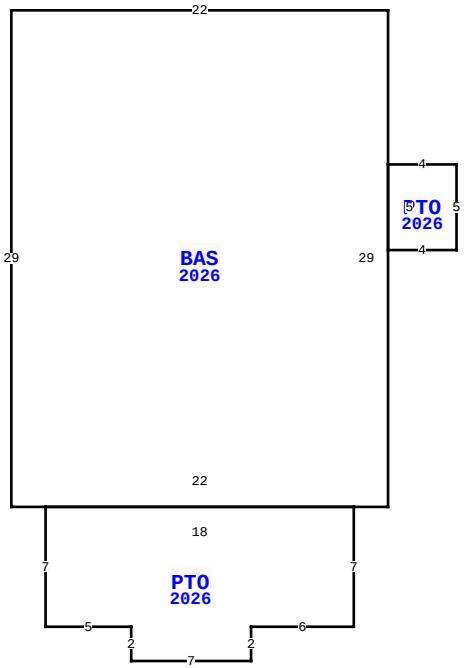
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	638	100	2026	638	51,525
PTO	20	5	2026	1	81
PTO	140	5	2026	7	565
TOTALS	798			646	52,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	646	144.2100	80.76	52,171	2025	2025	0	0	0	0.00	100.00

2 ACCESORY U 100% - 2026 Heated Area: 638 HX Base Yr 2006



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1300/0382	3/07/2005	QC	Q	I	01	100
GRANTOR: SCOTT LYDIA M						
GRANTEE: MCQUEEN EDWARD F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,20] E22 S29 W22 N29 $
PTO=[YR=2026;ORIG=42,49] S7 E5 S2 E7 N2 E6 N7 W18 $
PTO=[YR=2026;ORIG=62,29] E4 S5 W4 N5 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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