BLOCK M N91 FT OF LOT 2
IN OR 677 PG 20
ATLANTIC HIGHLANDS

ADAMS KATHLEEN H
146 N 18TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000M-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

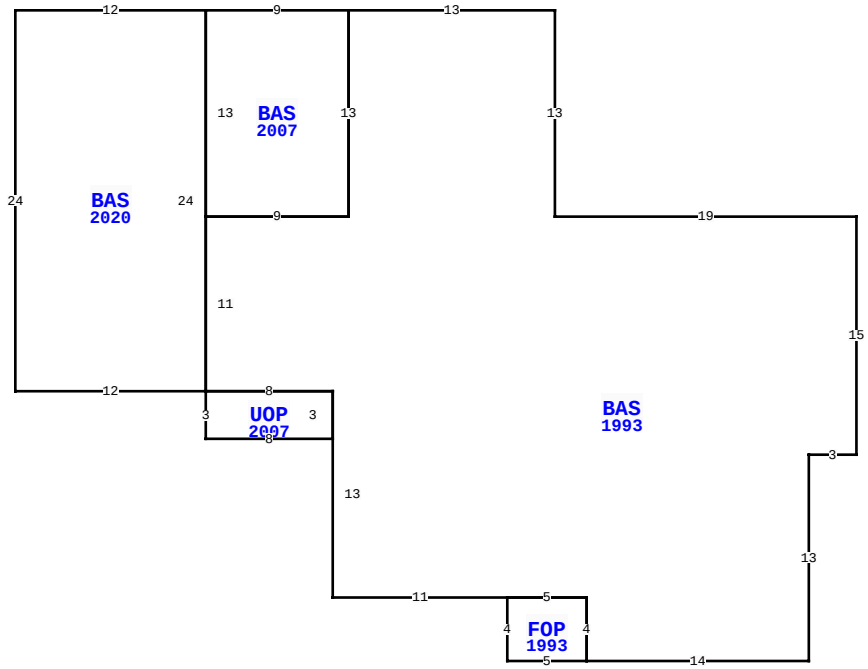
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	1993	1,078	108,765
BAS	117	100	2007	117	11,805
BAS	288	100	2020	288	29,057
FOP	20	30	1993	6	605
UOP	24	20	2007	5	505
TOTALS	1,527			1,494	150,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	112.9140	118.56	177,129	1950	1995	0	0	0	14.90	85.10

1 SINGLE FAM 100% - 1994 Heated Area: 1483 HX Base Yr 1994



146 N 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,737
TOTAL MARKET OB/XF VALUE		8,430
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		414,167
SOH/AGL Deduction		280,891
ASSESSED VALUE		133,276
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		76,865
TOTAL JUST VALUE		414,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190716	REMODEL	0	01/16/2020
20122436	REROOF ARCH SHING	3,750	12/04/2012
20060271	REMODEL	2,000	02/06/2006
20060216	XFOB	32,000	01/25/2006
20060197	REMODEL	1,500	01/24/2006
20053039	DEMOLITION	30,000	11/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0020	3/16/1993	WD	Q	I	01	38,000
GRANTOR: HIGGINBOTHAM WILLIAM						
GRANTEE: ADAMS KATHLEEN H						
0495/0399	8/01/1986	WD	U	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N13 W13 BAS=[YR=2007] W9 BAS=[YR=2020] W12 S24 E12 N24$ S13 E9 N13$ S13 W9 S11 UOP=[YR=2007] S3 E8 N3 W8$ E8 S13 E11 FOP=[YR=1993] S4 E5 N4 W5$ E5 S4 E14 N13 E3 N15$.

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	100	20	25	500.00	SF	38.50	38.50	100	2007	2007	3	40	7,700	
3	1242	WD DECK A	0	100	16	19	304.00	SF	10.00	10.00	100	2007	2007	3	24	730	

LAND DESCRIPTION

TOTAL OB/XF 8,430

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	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS