BLOCK M LOT S 91 FT OF 3
IN OR 2384/288
ATLANTIC HIGHLANDS DB 39/296

MCCARTHY RORREY B & AMAYA
130 N 18TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000M-0030

BUILDING CHARACTERISTICS

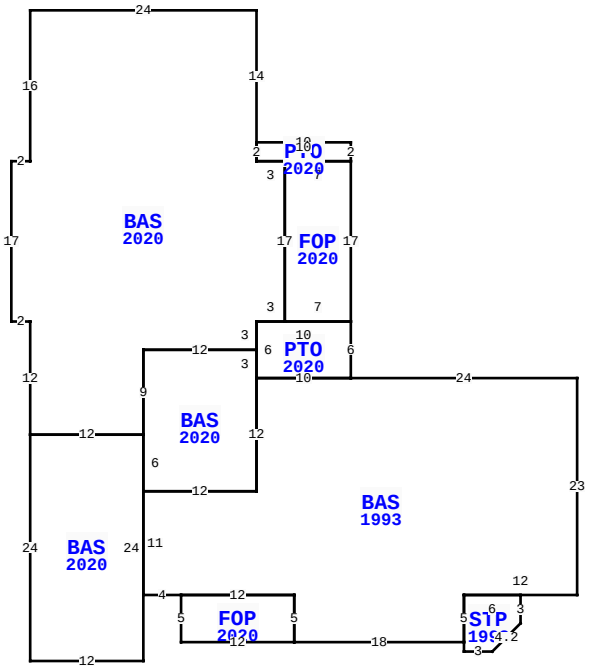
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	1,004	100	1993	1,004	110,067
BAS	180	100	2020	180	19,733
BAS	288	100	2020	288	31,574
BAS	1,057	100	2020	1,057	115,878
FOP	60	30	2020	18	1,973
FOP	119	30	2020	36	3,946
PTO	20	5	2020	1	109
PTO	60	5	2020	3	329
STP	32	10	1993	3	329
TOTALS	2,820			2,590	283,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,590	119.3280	125.29	324,501	1953	2000	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2021 Heated Area: 2529 HX Base Yr 2021



130 N 18TH ST, FERNANDINA BEACH

BLD DATE	07/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		283,938
TOTAL MARKET OB/XF VALUE		594
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		539,532
SOH/AGL Deduction		162,252
ASSESSED VALUE		377,280
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,869
TOTAL JUST VALUE		539,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190126	ADDITION	157,050	02/11/2019
20100502	XFOB	1,475	03/26/2010
20090656	REPAIR/RRF	1,500	05/27/2009
20032388	H/AC	3,000	01/23/2003
969558	XFOB	250	01/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0288	7/29/2020	WD	U	I	30	250,000
GRANTOR: MCCARTHY EDIE B						
GRANTEE: MCCARTHY RORREY B &						
0820/1152	1/23/1998	QC	U	I	10	100
GRANTOR: MCCARTHY SEAN P						
GRANTEE: MCCARTHY EDIE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24PTO=[YR=2020] N6 FOP=[YR=2020] N17 PTO=[YR=2020] N2 W10 BAS=[YR=2020] N14 W24 S16 W2 S17 E2 S12 E12 N9 E12 N3 E3 N17 W3 N2 $ S2 E10 $W7 S17 E7 $W10 S6 E10 $ W10 BAS=[YR=2020] N3 W12 S9 BAS=[YR=2020] W12 S24 E12 N24 $ S6 E12 N12$S12 W12 S11 E4FOP=[YR=2020] S5 E12 N5 W12$ E12 S5E18 STP=[YR=1993] S1E3 U3 R3 N3W6S5$N5E12 N23 $.

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	0940	SHEDS/PORT	0	100	11	9	99.00	SF	30.00	30.00	100	1953	1953	3	20	594	

LAND DESCRIPTION

TOTAL OB/XF 594

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