

WARREN DEBORAH G & JACOB R
45 ORDALE BLVD
PITTSBURG, PA 15228

00-00-31-1060-0000-0021

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD													
Exterior Wall	17	CB STUCCO	100	0500	01	2,099	118.3350	196.44	412,328	1947	2012	0	0	6.50	93.50	Tax Group: 2					Tax Dist:												
Roof Structure	03	GABLE/HIP	100	1 SFR CUST 0% - 2025										Heated Area: 2073										HX Base Yr									
Roof Cover	12	MODULAR MT	100																														
Interior Wall	03	PLASTER	100																														
Interior Floor	12	HARDWOOD	60																														
Interior Floor	14	CARPET	40																														
Air Condition	03	CENTRAL	100																														
Heating Type	04	AIR DUCTED	100																														
Bedrooms		3	100																														
Bathrooms		2.5	100																														
Frame	03	MASONRY	100																														
Stories	1.	1. 100																															
Units	0	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	1,418	100	1993	1,418	260,446																												
BAS	378	100	2015	378	69,427																												
FOP	88	30	1993	26	4,775																												
SFB	346	80	2015	277	50,877																												
TOTALS		2,230			2,099	385,527																											
EXTRA FEATURES										218 N 18TH ST, FERNANDINA BEACH																							
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																
4	1242	WD DECK A	0	0	0	0	204.00	SF	10.00	10.00	100	2018	2018	3	74	1,510																	
5	0819	CONC 12"	0	0	6	3	18.00	SF	9.50	9.50	100	1980	1980	3	29	50																	
8	0350	CARPORT WD	0	0	22	22	484.00	SF	13.00	13.00	100	2018	2018	3	74	4,656																	
TOTAL OB/XF 6,216																																	
LAND DESCRIPTION																																	
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									
1	000100	C	RES	0	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 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS																																	