

TOBIAS JAMES S
202 N 18TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1060-0000-0032

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
Exterior Wall	17	CB STUCCO 100	0100	01	1,944	100.9400	105.99	206,045	1947	1980	0	0	0	22.50	77.50	VALUATION BY					STANDARD											
Roof Structur	01	FLAT 100	1 SINGLE FAM 100% - 1996										Heated Area: 1940					HX Base Yr 1996					Tax Group: 2					Tax Dist:				
Roof Cover	04	BUILT-UP 100																					BUILDING MARKET VALUE					175,295				
Interior Wall	03	PLASTER 100																					TOTAL MARKET OB/XF VALUE					2,891				
Interior Floo	09	PINE WOOD 100																					TOTAL LAND VALUE - MARKET					255,000				
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE					433,186				
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction					270,454				
Bedrooms	3	100																					ASSESSED VALUE					162,732				
Bathrooms	2	100																					TOTAL EXEMPTION VALUE					HX HB WR 56,411				
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE					106,321				
Stories	1.	1. 100																					TOTAL JUST VALUE					433,186				
Units	0	100																					NCON VALUE					0				
BUD8 Adjustme	02	DIST FB 100																					INCOME VALUE									
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE					396,240				



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
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	576	100	2019	576	15,610
TOTALS	576			576	15,610

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	576	73.9200	28.83	16,606	2019	2019	0	0	0	6.00	94.00	
2 GARAGE RES 100% - 1996 Heated Area: 576 HX Base Yr 1996													
24242424 BAS 2019													
202 N 18TH ST, FERNANDINA BEACH													
		BLD DATE	07/22/2014	KK	LGL DATE			05/06/2026	MLU				
		XF DATE			LAND DATE								
		INC DATE			AG DATE								

NASSAU COUNTY PROPERTY					PAGE 2 of 2		2
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VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				175,295			
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TOTAL LAND VALUE - MARKET				255,000			
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SOH/AGL Deduction				270,454			
ASSESSED VALUE				162,732			
TOTAL EXEMPTION VALUE				HX HB WR		56,411	
BASE TAXABLE VALUE				106,321			
TOTAL JUST VALUE				433,186			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				396,240			