LOT 1
IN OR 1895/1924
CARLA'S SUB PB 5/48

MCCALL MARK L SR
934 S 18TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1175-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

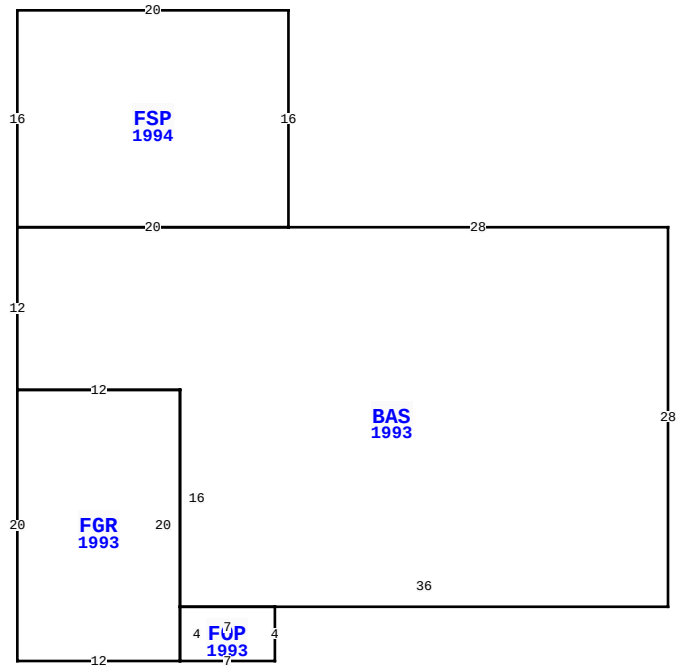
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	137,136
FGR	240	55	1993	132	15,714
FOP	28	30	1993	8	952
FSP	320	40	1994	128	15,238
TOTALS	1,740			1,420	169,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	133.1148	139.77	198,473	1986	1995	0	0	0	14.83	85.17

1 SINGLE FAM 100% - 2014 Heated Area: 1152 HX Base Yr 2014



934 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 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		169,039
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		304,039
SOH/AGL Deduction		154,616
ASSESSED VALUE		149,423
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		93,012
TOTAL JUST VALUE		304,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0757	REPLACE EXISTING	7,000	01/07/2025
20032913	VINYL FENCE	2,000	04/15/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/1924	12/30/2013	WD	Q	I	01	143,500
GRANTOR: TOTH ZOLTAN						
GRANTEE: MCCALL MARK L SR						
1383/1304	1/23/2006	WD	Q	I		210,000
GRANTOR: CRIDER MICHAEL E & TA						
GRANTEE: TOTH ZOLTAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FSP=[YR=1994] N16W20S16 E20$ W20 S12 FGR=[YR=1993] S20 E12 FOP=[YR=1993] E7 N4 W7 S4 $ N20 W12 $ E12 S16 E36 N28$.

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
1	000100	C	RES	100	0006	R-1	70.00	121.00	1.00	UT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS