LOT 1
LESLIE COURT PB 5/63

**KNIGHT PHILLIP & CHRISTIE**
3400 PARK GROVE CT
LONGWOOD, FL 32779

**2026**

**00-00-31-1430-0001-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| 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 |

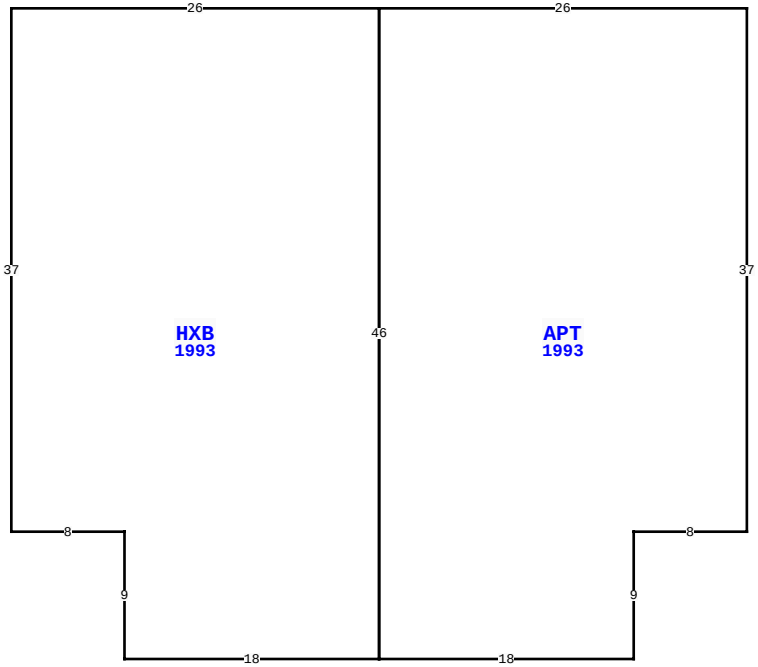
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 1,124 | 100 | 1993 | 1,124 | 143,193 |
| HXB | 1,124 | 100 | 1993 | 1,124 | 143,193 |
| TOTALS | 2,248 | | | 2,248 | 286,386 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 2,248 | 109.7600 | 152.57 | 342,977 | 1987 | 1992 | 0 | 0 | 0 | 16.50 | 83.50 |

1 DUPLEX 0% - 2025 Heated Area: 2248 HX Base Yr




913 S 18TH ST A&B, 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 | 286,386 |
| TOTAL MARKET OB/XF VALUE | 864 |
| TOTAL LAND VALUE - MARKET | 135,000 |
| TOTAL MARKET VALUE | 422,250 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 422,250 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 422,250 |
| TOTAL JUST VALUE | 422,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 418,155 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20101027 | H/AC | 3,500 | 06/21/2010 |
| 20091247 | REROOF W/30YR ARC | 2,200 | 09/16/2009 |
| 4251 | NEW CONSTR | 60,000 | 04/06/1987 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2743/1866 | 10/16/2024 | SW | Q | I | 05 | 1,750,000 |
| GRANTOR: SHORELINE RENTAL INVE | | | | | | |
| GRANTEE: KNIGHT PHILLIP & CH | | | | | | |
| 1837/0767 | 1/23/2013 | WD | U | I | 11 | 100 |
| GRANTOR: LONG MARYLEE W & H VE | | | | | | |
| GRANTEE: SHORELINE RENTAL IN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

APT=[YR=1993] W26 HXB=[YR=1993] W26S37E8 S9E18N46$
S46E18N9E8N37$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 12 | 144.00 | SF | 30.00 | 30.00 | 100 | 1988 | 1988 | 3 | 20 | 864 | |

## LAND DESCRIPTION

TOTAL OB/XF 864

| 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 | 000800 | C | MULTI-FAMILY | 0 | 0006 | R-1 | 70.00 | 173.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 135,000.00 | 135,000.00 | 135,000 | | | | | | | |

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS