BLOCK 2 LOTS SO 70 FT OF 1 & 2
& LOT 6
IN OR 2165/1481

POZZETTA JAMES M & ERIN LESLIE
103 S 18TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-150A-0002-0020

BUILDING CHARACTERISTICS

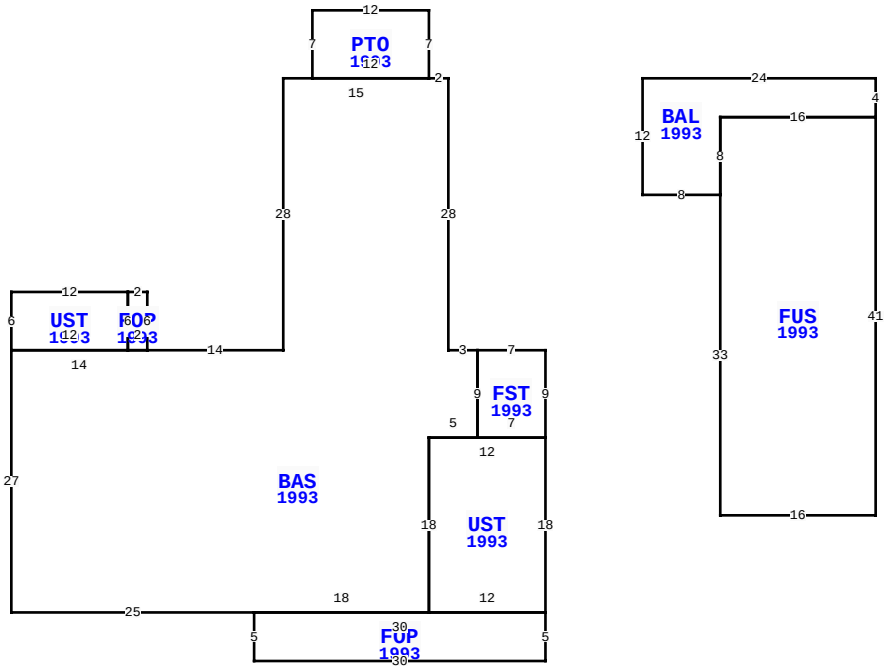
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	18	CEMENT BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	160	15	1993	24	2,359
BAS	1,682	100	1993	1,682	165,307
FOP	12	30	1993	4	393
FOP	150	30	1993	45	4,422
FST	63	55	1993	35	3,440
FUS	656	100	1993	656	64,471
PTO	84	5	1993	4	393
UST	72	45	1993	32	3,145
UST	216	45	1993	97	9,533
TOTALS	3,095			2,579	253,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,579	118.6800	124.61	321,369	1961	1990	0	0	0	21.13	78.87

1 SINGLE FAM 100% - 2010 Heated Area: 2338 HX Base Yr 2010



103 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	21	420	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	274,252
TOTAL MARKET OB/XF VALUE	42,920
TOTAL LAND VALUE - MARKET	340,256
TOTAL MARKET VALUE	657,428
SOH/AGL Deduction	440,653
ASSESSED VALUE	216,775
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	165,364
TOTAL JUST VALUE	657,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200194	GARAGE	27,820	04/21/2020
20120966	H/AC	3,000	05/29/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/1481	4/19/2017	QC	U	I	11	100
GRANTOR: POZZETTA ERIN MANDISH						
GRANTEE: POZZETTA JAMES MICH						
1610/0613	3/09/2009	WD	Q	I	01	215,100
GRANTOR: COPP S						
GRANTEE: MANDISH PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 PTO=[YR=1993] N7W12 S7 E12$ W15 S28 W14 FOP=[YR=1993] N6 W2 UST=[YR=1993] W12 S6 E12 N6$ S6 E2$ W14 S27E25 FOP=[YR=1993] S5E30 N5 UST=[YR=1993] N18 FST=[YR=1993] N9 W7S9E7$ W12S18 E12$ W30$ E18 N18E5 N9 W3 N28$ PTR=E20 BAL=[YR=1993] S12E8 FUS=[YR=1993] S33E16N41W16S8$N8E16N4 W24$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 42,920

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	137.00	70.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	219,520							
2	000100	C	RES	100	0006	R-1	77.00	137.00	77.00	FF	1	1.12	1.00	0.56	2,800.00	1,568.00	120,736							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 340,256 Market: 0 Agricultural: 0 Common: 340,256 PRINTED 07/09/2026 BY SYS

BLOCK 2 LOTS SO 70 FT OF 1 & 2
& LOT 6
IN OR 2165/1481

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103 S 18TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-150A-0002-0020

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	05	DRYWALL 100
Interior Floo	01	NONE 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

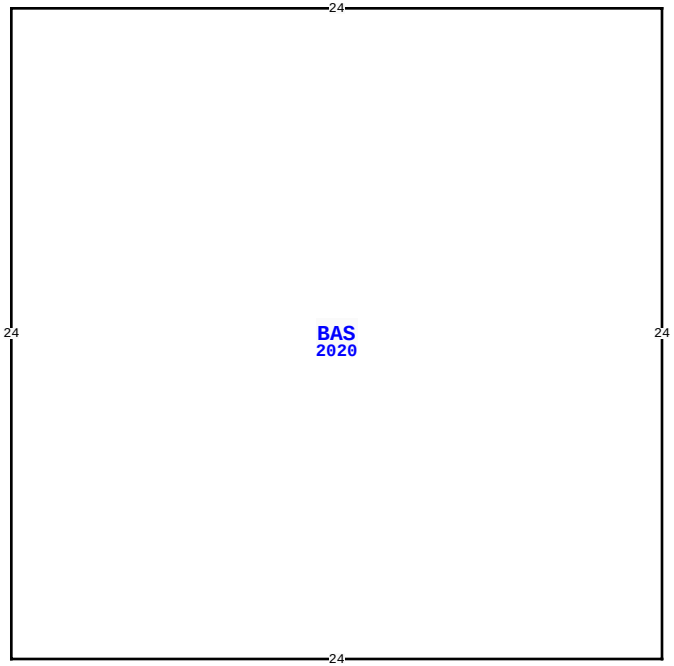
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2020	576	20,788
TOTALS	576			576	20,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	97.4050	37.99	21,882	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2010 Heated Area: 576 HX Base Yr 2010



103 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
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NASSAU COUNTY PROPERTY

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1610/0613	3/09/2009	WD	Q	I	01	215,100
GRANTOR: COPP S						
GRANTEE: MANDISH PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S24 E24 N24 $.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 340,256 Market: 0 Agricultural: 0 Common: 340,256 PRINTED 07/09/2026 BY SYS