BLOCK 3 LOT 3
IN OR 2420/1096
OAK LAWN PARK 2 UNR PLAT

LEE ANDREA R
203 S 18TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-150B-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

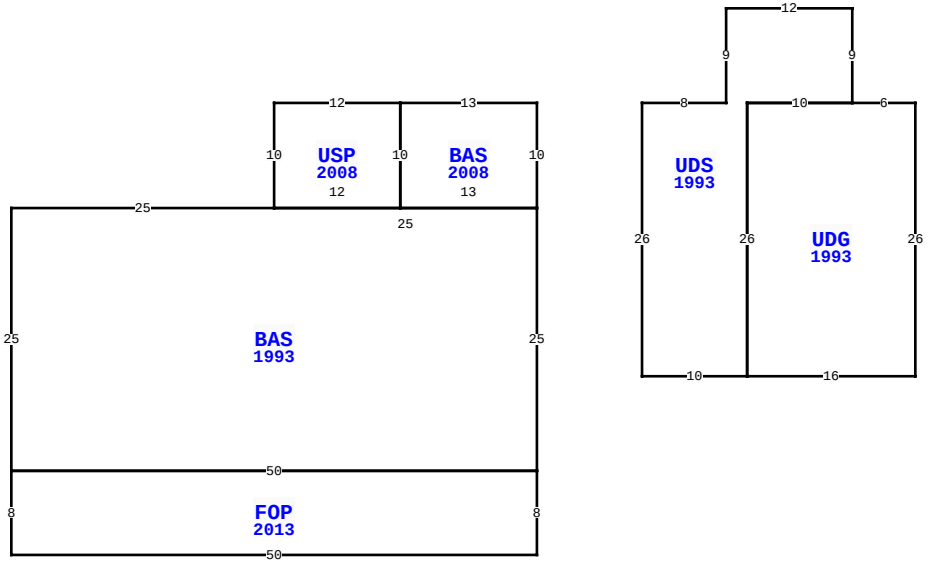
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1993	1,250	134,996
BAS	130	100	2008	130	14,040
FOP	400	30	2013	120	12,960
UDG	416	55	1993	229	24,731
UDS	368	60	1993	221	23,867
USP	120	30	2008	36	3,888
TOTALS	2,684			1,986	214,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,986	100.2540	139.35	276,749	1955	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 2021 Heated Area: 1380 HX Base Yr 2021



203 S 18TH ST, FERNANDINA BEACH

BLD DATE	12/09/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	214,480
TOTAL MARKET OB/XF VALUE	1,157
TOTAL LAND VALUE - MARKET	203,350
TOTAL MARKET VALUE	418,987
SOH/AGL Deduction	97,448
ASSESSED VALUE	321,539
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	270,128
TOTAL JUST VALUE	418,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200023	KITH/BATH	0	01/17/2020
20131950	DECK	2,560	08/20/2013
20091176	OTHER	530	09/01/2009
20081548	REPAIR/RRF	2,174	10/08/2008
20060121	REPAIR/RRF	2,021	01/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/1096	12/21/2020	WD	Q	I	01	420,000
GRANTOR: FOLEY JAMES M & APRIL						
GRANTEE: LEE ANDREA R						
2323/1751	12/03/2019	WD	Q	I	01	250,000
GRANTOR: BERNINGER GEORGE W &						
GRANTEE: FOLEY JAMES M & APR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 USP=[YR=2008] W12 S10 BAS=[YR=1993] W25 S25 FOP=[YR=2013] S8 E50 N8 W50$ E50 N25 W25$ E12 N10$ S10 E13 N10$ PTR= E10 UDS=[YR=1993] E8 N9 E12 S9 UDG=[YR=1993] E6 S26 W16 N26 E10$ W10 S26 W10 N26$ W10$.

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
4	0351	CARPORT MT	0	100	20	12	240.00	SF	5.90	5.90	100	2009	2009	3	31	439	
5	0351	CARPORT MT	0	100	20	18	360.00	SF	5.90	5.90	100	2009	2009	3	31	658	
6	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2013	2013	3	50	60	

LAND DESCRIPTION

TOTAL OB/XF 1,157

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	83.00	137.00	83.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	203,350							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 203,350 Market: 0 Agricultural: 0 Common: 203,350 PRINTED 07/09/2026 BY SYS