BLOCK 3 LOT 5
IN OR 2238/439
OAK LAWN PARK #2 UNR PLAT

SOLOMON HELEN L/E/
205 S 18TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-150B-0003-0050

BUILDING CHARACTERISTICS

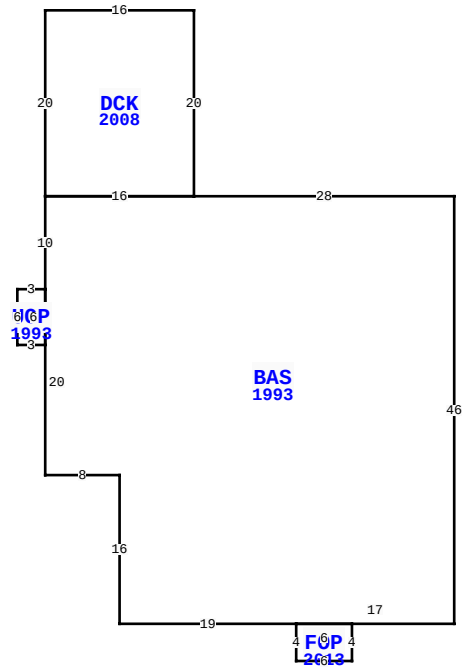
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	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	1,896	100	1993	1,896	143,803
DCK	320	10	2008	32	2,427
FOP	24	30	2013	7	531
UOP	18	20	1993	4	304
TOTALS	2,258			1,939	147,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	96.8240	101.67	197,138	1953	1980	0	0	0	25.40	74.60

1 SINGLE FAM 100% - 0 Heated Area: 1896 HX Base Yr



205 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 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
2	0681	POLE SHED	0	100	9	16	144.00	SF	15.00	15.00	100	1988	1988	3	20	432	
4	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1953	1953	3	20	2,688	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.30	21.30	100	1995	1995	3	20	682	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,065
TOTAL MARKET OB/XF VALUE		3,802
TOTAL LAND VALUE - MARKET		203,350
TOTAL MARKET VALUE		354,217
SOH/AGL Deduction		265,546
ASSESSED VALUE		88,671
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		32,260
TOTAL JUST VALUE		354,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052841	H/AC	2,000	10/12/2005
7047	ADDITION	8,000	05/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/0439	11/06/2018	LE	U	I	11	100
GRANTOR: SOLOMON HELEN C AKA M						
GRANTEE: SOLOMON HELEN C AKA						
1294/1948	2/11/2005	QC	Q	I	01	100
GRANTOR: SOLOMON NOAH & HELEN						
GRANTEE: BURBANK ROBIN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 DCK=[YR=2008] N20 W16 S20 E16$ W16 S10 UOP=[YR=1993] W3 S6 E3 N6$ S20 E8 S16 E19 FOP=[YR=2013] S4 E6 N4 W6$ E17 N46$.

LAND DESCRIPTION

TOTAL OB/XF 3,802

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		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