BLOCK 3 LOT 7
IN OR 1555/1594
OAK LAWN PARK #2 UNR PLAT

MAPHEY PHILIP A & KATHERINE M
207 SOUTH 18TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-150B-0003-0070

BUILDING CHARACTERISTICS

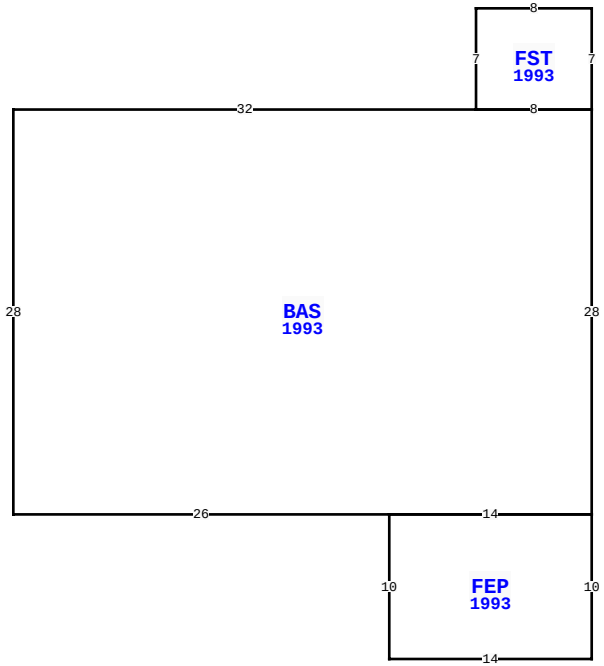
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,120	100	1993	1,120	89,100
FEP	140	80	1993	112	8,910
FST	56	55	1993	31	2,466
TOTALS	1,316			1,263	100,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,263	97.7600	102.65	129,647	1957	1995	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2009 Heated Area: 1120 HX Base Yr 2009



207 S 18TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		100,476
TOTAL MARKET OB/XF VALUE		2,688
TOTAL LAND VALUE - MARKET		203,350
TOTAL MARKET VALUE		306,514
SOH/AGL Deduction		206,718
ASSESSED VALUE		99,796
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,385
TOTAL JUST VALUE		306,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1594	3/14/2008	WD	U	I	24	197,500
GRANTOR: COOPER JOHN E & PATRI						
GRANTEE: MAPHEY PHILIP A & K						
1253/1424	8/18/2004	WD	Q	I	06	100
GRANTOR: COOPER JOHN E						
GRANTEE: COOPER NETTIE FRANC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 S7 BAS=[YR=1993] W32 S28 E26 FEP=[YR=1993] S10 E14 N10 W14 $ E14 N28 W8 $ E8 N7 $.

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	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1985	1985	3	20	2,688	

LAND DESCRIPTION

TOTAL OB/XF 2,688

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