

KINARD RACHEL GRACE &/DEACON ANNA BELLE (JT/RS)
204 SOUTH 18TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-150B-0006-0063



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
Exterior Wall		15	CONC BLOCK 80							0100	11	1,121	167.9930	176.39	197,733	1960	2010		0	0	0	7.40	92.60						
Exterior Wall		05	AVERAGE 20							1 SINGLE FAM 100% - 2023 Heated Area: 1104 HX Base Yr 2023																			
Roof Structur		03	GABLE/HIP 100							16 12 2 24 24 30 4 14 14 BAS 1993 FOP 1993																			
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		11	CLAY TILE 50																										
Interior Floo		12	HARDWOOD 50																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			2 100																										
Bathrooms			2 100																										
Frame		03	MASONRY 100																										
Stories		1.	1. 100																										
Units			0 100																										
BUD8 Adjustme		02	DIST FB 100																										
Quality		06	Quality Level 06																										
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	1,104	100	1993	1,104	180,325																								
FOP	56	30	1993	17	2,777																								
TOTALS		1,160			1,121	183,101																							
EXTRA FEATURES										204 S 18TH ST, FERNANDINA BEACH																			
L N	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	0510	GARAGE WD-			0	100	13	20	260.00	SF	35.00		100	1991	1991	3	20	1,820											
LAND DESCRIPTION										TOTAL OB/XF										1,820									
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	62.00	123.00	62.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	151,900										
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00		Total Land Value: 151,900				Market: 0				Agricultural: 0				Common: 151,900				PRINTED 07/09/2026 BY SYS					