E 150 FT OF W 180 FT OF
S 136.5 FT OF N 1/2 OF
OUT LOT 229

BAXTER ARTHUR S III & KATRINA/
1806 ASH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0229-0030

BUILDING CHARACTERISTICS

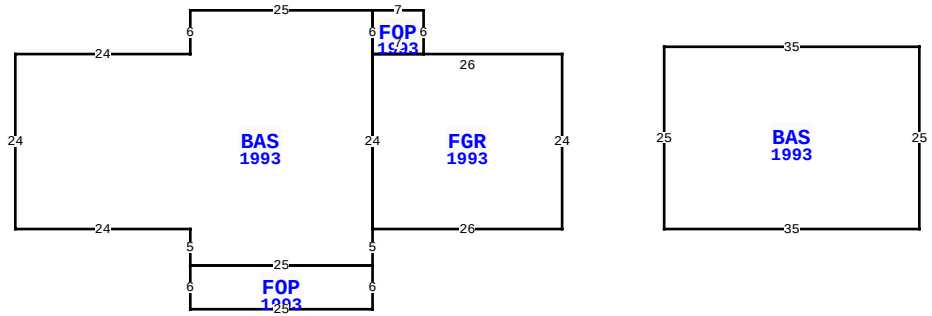
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1993	875	108,418
BAS	1,451	100	1993	1,451	179,789
FGR	624	55	1993	343	42,500
FOP	42	30	1993	13	1,611
FOP	150	30	1993	45	5,575
TOTALS	3,142			2,727	337,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,727	104.2560	144.92	395,197	1962	1995	0	0	0	14.50	85.50

1 SNGL FAM 100% - 2002 Heated Area: 2326 HX Base Yr 2002



1806 ASH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 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		337,893
TOTAL MARKET OB/XF VALUE		770
TOTAL LAND VALUE - MARKET		330,855
TOTAL MARKET VALUE		669,518
SOH/AGL Deduction		453,679
ASSESSED VALUE		215,839
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,428
TOTAL JUST VALUE		669,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100832	REMODEL	18,500	05/18/2010
20071996	REPAIR/RRF	11,700	10/23/2007
7274	REPAIR/RRF	4,395	08/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1005/0630	8/28/2001	WD	Q	I		250,000

GRANTOR: STONE HYMAN F JR

GRANTEE: BAXTER ARTHUR S III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W25 S6 W24 S24 E24 S5 E25 N5 N24 N6 $
BAS=[YR=1993;ORIG=75,30] N25 W35 S25 E35 $
FGR=[YR=1993;ORIG=0,30] E26 N24 W26 S24 $
FOP=[YR=1993;ORIG=-25,35] S6 E25 N6 W25 $
FOP=[YR=1993;ORIG=0,6] E7 N6 W7 S6 $
PTR=[ORIG=0,0] N10 S10 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	22	770	

LAND DESCRIPTION

TOTAL OB/XF 770

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	137.00	150.00	137.00	FF	1	1.15	1.00	0.86	2,800.00	2,415.00	330,855							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 330,855 Market: 0 Agricultural: 0 Common: 330,855 PRINTED 07/09/2026 BY SYS