BLOCK G LOT W1/2 OF 1
ATLANTIC HIGHLANDS SUB
DB39/297

COOK LYDIA L
118 N 19TH ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1060-000G-0012**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

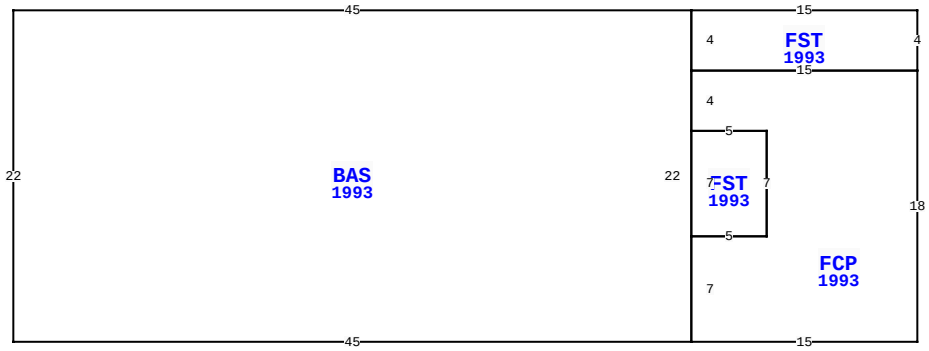
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 990 | 100 | 990 | 90,936 |
| FCP | 235 | 25 | 59 | 5,419 |
| FST | 35 | 55 | 19 | 1,746 |
| FST | 60 | 55 | 33 | 3,031 |
| TOTALS | 1,320 | | 1,101 | 101,131 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,101 | 117.6600 | 106.19 | 116,915 | 1947 | 1995 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 990 HX Base Yr




118 N 19TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 101,131 |
| TOTAL MARKET OB/XF VALUE | 611 |
| TOTAL LAND VALUE - MARKET | 233,750 |
| TOTAL MARKET VALUE | 335,492 |
| SOH/AGL Deduction | 3,575 |
| ASSESSED VALUE | 331,917 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 331,917 |
| TOTAL JUST VALUE | 335,492 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 301,743 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091556 | REMODEL | 6,000 | 11/16/2009 |
| 20040271 | H/AC | 3,000 | 02/18/2004 |
| 20011990 | XFOB | 2,000 | 09/06/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2459/1254 | 5/06/2021 | WD | Q | I | 01 | 324,000 |
| GRANTOR: WERTMAN LARRY & LEILA | | | | | | |
| GRANTEE: COOK LYDIA L | | | | | | |
| 2189/0294 | 4/09/2018 | WD | U | I | 19 | 100,000 |
| GRANTOR: CLOUGH DAVID WAYNE ET | | | | | | |
| GRANTEE: WERTMAN LARRY & LEI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FST=[YR=1993] W15 BAS=[YR=1993] W45 S22 E45 FCP=[YR=1993] E15N18 W15 S4 FST=[YR=1993] S7 E5N7W5$ E5S7W5S7$ N22$ S4E15N4$.

### 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 | 0810 | CONCRETE A | 0 | 0 | 47 | 10 | 470.00 | SF | 6.50 | 6.50 | 100 | 1947 | 1947 | 3 | 20 | 611 | |

### LAND DESCRIPTION

TOTAL OB/XF 611

| 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 | SFR | 0 | 0006 | R-1 | 75.00 | 137.00 | 1.00 | LT | | 1.00 | 1.00 | 0.85 | 275,000.00 | 233,750.00 | 233,750 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/02/2023 BY SYS