BLOCK O S45 1/2 FT OF LOT 1 &
N45 1/2 FT OF LOT 4
IN OR 1278/575

FEHNER HERBERT A & CECELIA L
211 N 19TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-0000-0012

NASSAU COUNTY PROPERTY

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	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	Quality Level 05

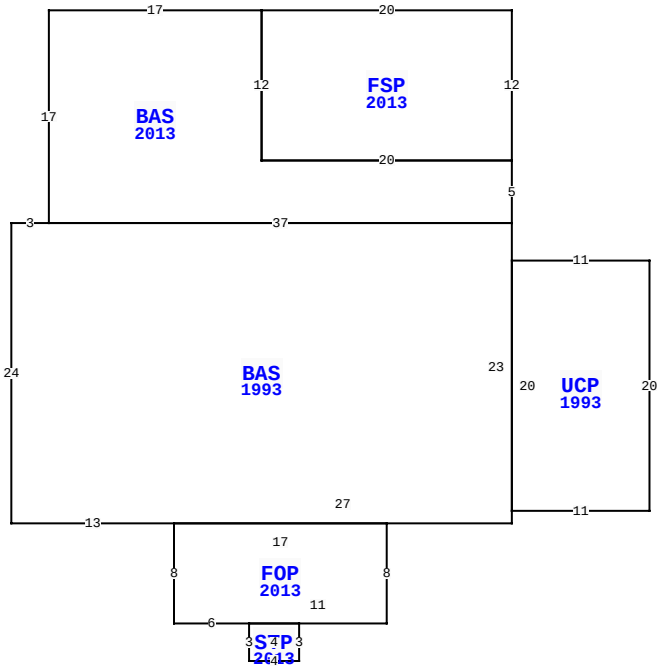
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	101,486
BAS	389	100	389	41,122
FOP	136	30	41	4,334
FSP	240	40	96	10,149
STP	12	10	1	106
UCP	220	20	44	4,651
TOTALS	1,957		1,531	161,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,531	134.6400	121.51	186,032	1954	1995	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1349 HX Base Yr 2018



211 N 19TH ST, FERNANDINA BEACH

BLD DATE	10/06/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,848
TOTAL MARKET OB/XF VALUE		8,505
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		395,353
SOH/AGL Deduction		304,343
ASSESSED VALUE		91,010
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,010
TOTAL JUST VALUE		395,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141733	PAVERS	0	08/07/2014
20131605	NEW CONSTR	2,350	07/08/2013
20131425	REMODEL	5,985	06/20/2013
20131223	HVAC	3,500	05/31/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/0575	12/03/2004	WD	Q	I		167,250
GRANTOR: CARTWRIGHT JAMES E						
GRANTEE: FEHNER HERBERT & CE						
1056/0068	5/16/2002	QC	U	I	07	100
GRANTOR: CARTWRIGHT JACKIE L						
GRANTEE: CARTWRIGHT JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W20 BAS=[YR=2013] W17 S17 BAS=[YR=1993] W3 S24 E13 FOP=[YR=2013] S8 E6 STP=[YR=2013] S3 E4 N3 W4$ E11 N8 W17$ E27 N1 UCP=[YR=1993] E11 N20 W11 S20$ N23 W37$ E37 N5 W20 N12$ S12 E20 N12$.

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	100	0	0	368.00	SF	6.50	6.50	100	1954	1954	3	20	478	
4	0350	CARPORT WD	0	100	20	9	180.00	SF	8.58	8.58	100	2005	2005	3	27	417	
6	0855	CONC PAVER	0	100	0	0	801.00	SF	10.00	10.00	100	2014	2014	3	95	7,610	

LAND DESCRIPTION

TOTAL OB/XF 8,505

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	100	0006	R-1	91.00	130.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS