PT IN OR 2554/893
OUTLOT 230
OUT LOTS

MILES SARAH EMORY
19 S 19TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0230-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

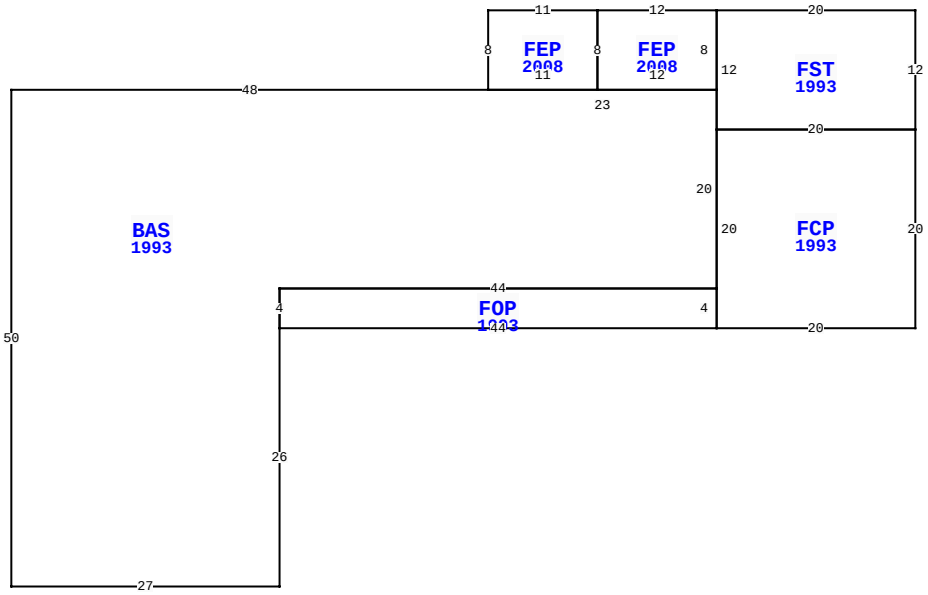
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100	2,230	253,602
FCP	400	25	100	11,372
FEP	88	80	70	7,961
FEP	96	80	77	8,756
FOP	176	30	53	6,028
FST	240	55	132	15,012
TOTALS	3,230		2,662	302,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,662	122.3040	145.24	386,629	1959	1990	0	0	0	21.70	78.30

1 SNGL FAM – 100% - 2014 Heated Area: 2230 HX Base Yr 2014



19 S 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		302,731
TOTAL MARKET OB/XF VALUE		15,082
TOTAL LAND VALUE - MARKET		276,000
TOTAL MARKET VALUE		593,813
SOH/AGL Deduction		376,366
ASSESSED VALUE		217,447
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,447
TOTAL JUST VALUE		593,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122428	2 WINDOW REPLACED	988	12/03/2012
20122188	REROOF W/30YR SHN	6,000	10/23/2012
20111369	H/AC	9,000	08/15/2011
20081140	SHADOW BOX FENCE	3,025	07/09/2008
20062809	EMERGENCY ELEC.RE	0	12/27/2006
20062341	REPAIR BACK PORCH	650	10/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0893	4/05/2022	QC	U	I	11	100
GRANTOR: WESBERRY WILLIAM WAIN						
GRANTEE: MILES SARAH EMORY F						
1850/1969	4/10/2013	WD	Q	I	01	278,500
GRANTOR: LORENZ NANCY I & WILL						
GRANTEE: WESBERRY WILLIAM W						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W20 FEP=[YR=2008] W12 FEP=[YR=2008] W11 S8 BAS=[YR=1993] W48 S50 E27 N26 FOP=[YR=1993] E44 FCP=[YR=1993] E20 N20 W20 S20$ N4 W44 S4$ N4 E44 N20 W23$ E11 N8$ S8 E12 N8 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1959	1959	3	22	770	
2	0810	CONCRETE A	0	100	3	42	126.00	SF	6.50	6.50	100	1999	1999	3	79	647	
3	0810	CONCRETE A	0	100	15	33	495.00	SF	6.50	6.50	100	1991	1991	3	64	2,059	
4	0812	CONCRETE C	0	100	16	70	1,120.00	SF	4.00	4.00	100	1991	1991	3	64	2,867	
5	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	1997	1997	3	21	5,998	
6	0845	KOOL DECK	0	100	0	0	504.00	SF	7.25	7.25	100	1997	1997	3	75	2,741	

LAND DESCRIPTION

TOTAL OB/XF 15,082

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	100.00	150.00	100.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	276,000							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 276,000 Market: 0 Agricultural: 0 Common: 276,000 PRINTED 08/02/2023 BY SYS