S133 FT OF W183 FT OF E213 FT
OF OUT LOT 231
IN OR 1823/42

STEPHENSON MARY JO
P O BOX 1006
FERNANDINA BEACH, FL 32035

2023

00-00-31-1600-0231-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

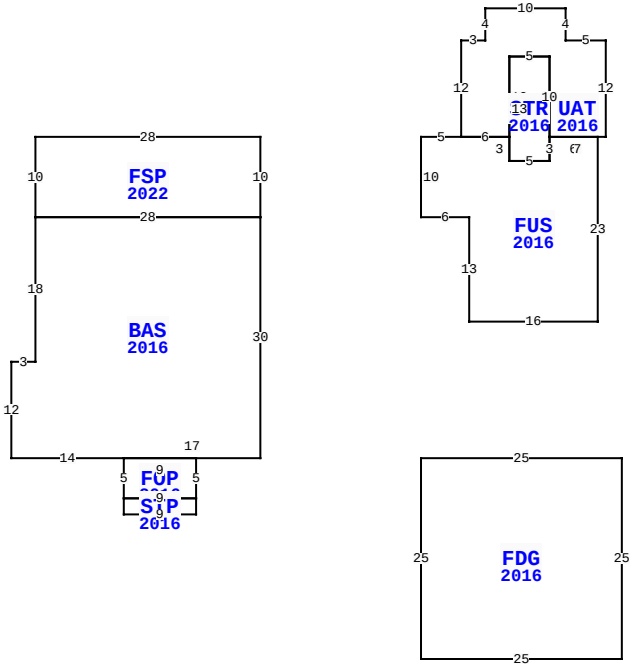
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	876	100	876	120,904
FDG	625	60	375	51,757
FOP	45	30	14	1,932
FSP	280	40	112	15,458
FUS	413	100	413	57,002
STP	18	10	2	276
STR	65	10	6	828
UAT	206	10	21	2,898
TOTALS	2,528		1,819	251,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,819	119.7000	142.14	258,553	2016	2016	0	0	0	2.90	97.10

1 SNGL FAM – 100% - 2017 Heated Area: 1289 HX Base Yr 2017



1919 ASH 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		251,055
TOTAL MARKET OB/XF VALUE		11,767
TOTAL LAND VALUE - MARKET		390,010
TOTAL MARKET VALUE		652,832
SOH/AGL Deduction		241,073
ASSESSED VALUE		411,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		361,759
TOTAL JUST VALUE		652,832
NCON VALUE		18,951
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152680	CO ISSUED	0	06/21/2016
20152682	GARAGE	27,893	11/17/2015
20152680	NEW CONSTR	155,394	10/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/0042	10/30/2012	WD	Q	V	02	148,500
GRANTOR: SHANK WILLIAM R & LIN						
GRANTEE: STEPHENSON MARY JO						
1725/1716	2/09/2011	PR	U	I	19	100
GRANTOR: SHANK WILLIAM R P/R						
GRANTEE: SHANK WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W28 S10 BAS=[YR=2016] S18 W3 S12 E14 FOP=[YR=2016] S5 STP=[YR=2016] S2 E9 N2 W9$ E9 N5 W9$ E17 N30 W28$ E28 N10$ PTR=E20 FUS=[YR=2016] E5 UAT=[YR=2016] N12 E3 N4 E10 S4 E5 S12 W7 STR=[YR=2016] N10 W5 S13 E5 N3$ N10 W5 S10 W6$ E6 S3 E5 N3 E6 S23 W16 N13 W6 N10$ W20$ PTR= E20 S40 FDG=[YR=2016] E25 S25 W25 N25$ N40 W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
2	0811	CONCRETE B	0	100	0	0	820.00	SF	5.20	5.20	100	2016	2016	3	97	4,136	
3	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2016	2016	3	97	2,837	
4	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	100	2016	2016	3	97	1,097	
5	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50	6.50	100	2019	2019	3	99	1,737	

LAND DESCRIPTION

TOTAL OB/XF 11,767

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			183.00	133.00	183.00	FF	1	1.11	1.00	0.89	2,400.00	2,131.20	390,010							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 390,010 Market: 0 Agricultural: 0 Common: 390,010 PRINTED 08/02/2023 BY SYS