BLOCK D LOTS 1 E1/2 OF 2 &
N1/2 OF E1/2 OF 4
IN OR 2219/423

HEETER THOMAS & CYNTHIA M
19 N 20TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1660-000D-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

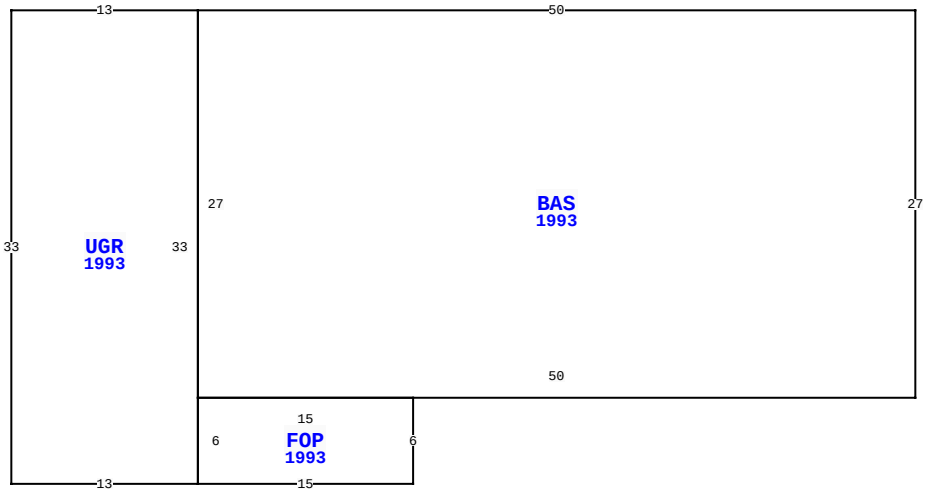
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	127,463
FOP	90	30	27	2,549
UGR	429	45	193	18,223
TOTALS	1,869		1,570	148,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,570	141.3720	127.59	200,316	1962	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1350 HX Base Yr 2020



19 N 20TH ST, FERNANDINA BEACH

BLD DATE	07/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,234
TOTAL MARKET OB/XF VALUE		647
TOTAL LAND VALUE - MARKET		233,750
TOTAL MARKET VALUE		382,631
SOH/AGL Deduction		206,547
ASSESSED VALUE		176,084
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,084
TOTAL JUST VALUE		382,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184063	REMODEL	48,700	11/30/2018
20051990	REPAIR/RRF	2,000	06/13/2005
20010446	REPAIR/RRF	1,000	03/14/2001
5813B	REPAIR/RRF	2,000	02/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/0423	8/21/2018	WD	Q	I	01	260,000
GRANTOR: GRUBB KAZUKO H REVOCB						
GRANTEE: HEETER THOMAS JOSEP						
2044/0623	4/14/2016	WD	U	I	11	100
GRANTOR: GRUBB KAZUKO H						
GRANTEE: GRUBB KAZUKO H REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 UGR=[YR=1993] W13 S33 E13 N33$ S27
FOP=[YR=1993] S6 E15 N6 W15$ E50 N27$.

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	498.00	SF	6.50	6.50	100	1962	1962	3	20	647	

LAND DESCRIPTION

TOTAL OB/XF 647

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	125.00	75.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/02/2023 BY SYS