LOT 12
IN OR 2165/177
SHADY GROVE PB 6/339

MCGOWAN KATHLEEN MARIE &/CIMINO WILLIAM
1101 S 19TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-168S-0012-0000

BUILDING CHARACTERISTICS

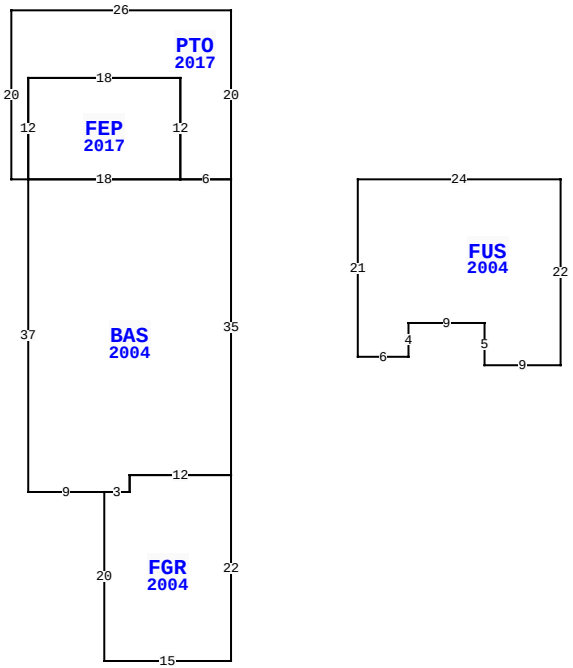
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	90,449
FEP	216	80	173	18,111
FGR	324	55	178	18,634
FUS	477	100	477	49,935
PTO	304	5	15	1,571
TOTALS	2,185		1,707	178,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,707	121.1000	115.04	196,373	2004	2004	0	0	0	9.00	91.00

1 TOWNHOUSE - 100% - 2017 Heated Area: 1341 HX Base Yr 2017



1101 S 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		178,699
TOTAL MARKET OB/XF VALUE		5,999
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		259,698
SOH/AGL Deduction		70,420
ASSESSED VALUE		189,278
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		134,278
TOTAL JUST VALUE		259,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170576	VIYNL	23,700	03/01/2017
20040009	OTHER	1,000	01/05/2004
20034334	H/AC	5,000	12/19/2003
20034213	NEW CONSTR	2,000	12/02/2003
20034043	NEW CONSTR	5,000	10/23/2003
20033862	NEW CONSTR	91,000	09/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0177	12/08/2017	QC	U	I	11	100
GRANTOR: MCGOWAN KATHLEEN MARI						
GRANTEE: MCGOWAN KATHLEEN MA						
2076/0383	10/10/2016	WD	Q	I	01	180,000
GRANTOR: BARRETT MITCHELL A &						
GRANTEE: MCGOWAN KATHLEEN MA						

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	29	4	116.00	SF	6.50	6.50	100	2004	2004	3	86	648	
2	0810	CONCRETE A	0	100	40	10	400.00	SF	6.50	6.50	100	2004	2004	3	86	2,236	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] N20 W26 S20 E2 BAS=[YR=2004] S37 E9
FGR=[YR=2004] S20 E15 N22 W12 S2 W3$E3 N2 E12 N35 W6
FEP=[YR=2017] N12 W18 S12 E18$ W18$ N12 E18 S12 E6$ PTR=E15
FUS=[YR=2004] E24 S22 W9 N5 W9 S4 W6 N21$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 5,999

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/26/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS