LOT 5 (EX OR 2441/577)
O NEIL HEIGHTS 1 PB 3/56

WEINZIRL OPAL M L/E/RICHARDSON KAREN D
121 NORTH 19TH ST
FERNANDINA BEACH, FL 32034

2023

40-2N-28-5060-0005-0000

BUILDING CHARACTERISTICS

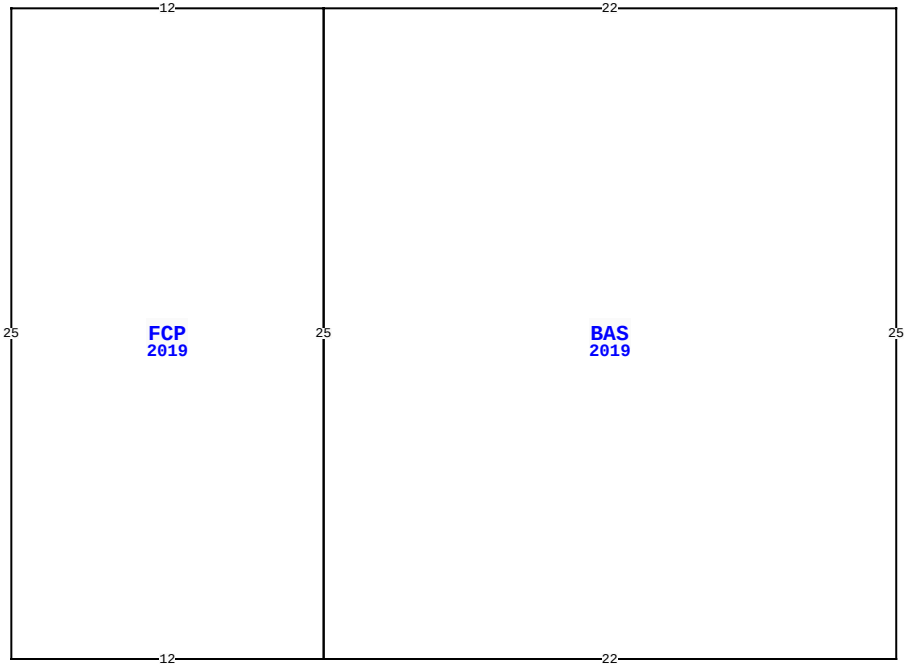
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	550	11,812
FCP	300	25	75	1,611
TOTALS	850		625	13,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	625	63.2500	22.14	13,838	2019	2019	0	0	0	3.00	97.00

1 GARAGE RES – 0% - 0 Heated Area: 550 HX Base Yr



DUVAL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,423
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	53,923
SOH/AGL Deduction	0
ASSESSED VALUE	53,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,923
TOTAL JUST VALUE	53,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808706	GARAGE	33,460	11/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/1975	4/17/2017	LE	U	I	11	100
GRANTOR: WEINZIRL OPAL M						
GRANTEE: RICHARDSON KAREN D						
0697/1398	2/03/1994	WD	U	I	18	100
GRANTOR: ROWELL KENNETH						
GRANTEE: WEINZIRL OPAL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 FCP=[YR=2019] W12 S25 E12 N25$ S25 E22 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000700	C	MISC RES	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	40,500							

REVIEW DATE 05/26/2021 BY KWA Total Acres: 0.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/02/2023 BY SYS