



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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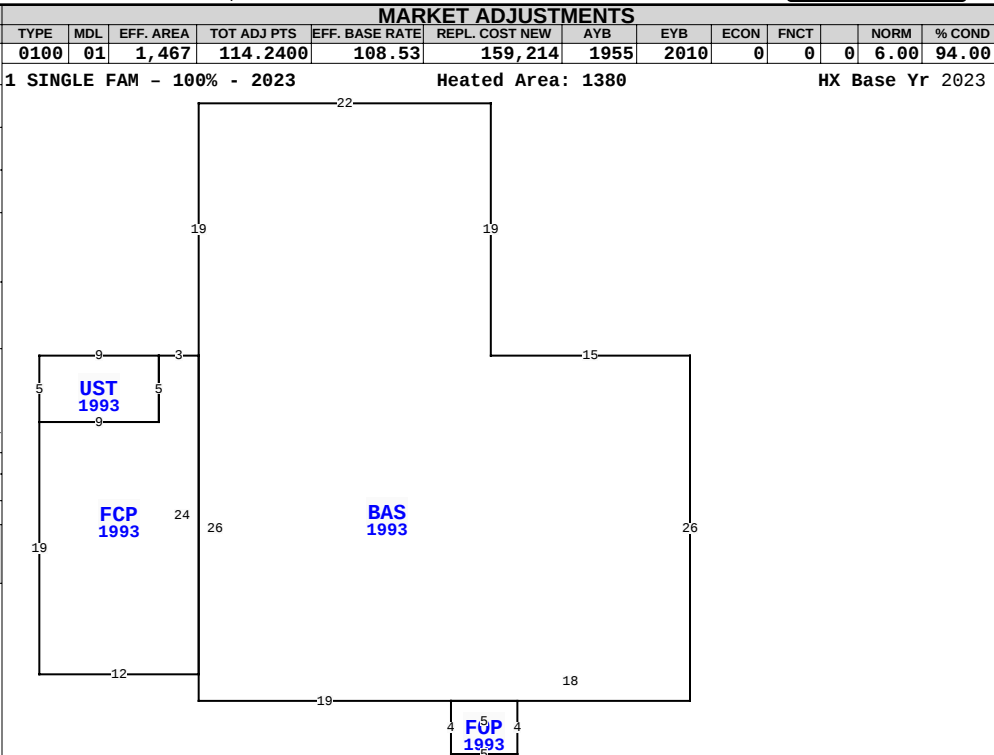
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	140,785
FCP	243	25	61	6,223
FOP	20	30	6	612
UST	45	45	20	2,041
TOTALS	1,688		1,467	149,661

EXTRA FEATURES	
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L N	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	0940	SHEDS/PORT	0 100	10	24	240.00	SF	30.00	30.00	100	1981	1981	3	20	1,440	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
3	0810	CONCRETE A	0 100	0	0	360.00	SF	6.50	6.50	100	1955	1955	3	20	468	
4	0825	BRICK	0 100	20	11	220.00	SF	12.50	12.50	100	2004	2004	3	96	2,640	

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-1	68.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00

REVIEW DATE	01/14/2021	BY	TWA
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119 N 19TH ST, FERNANDINA BEACH

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

TOTAL OB/XF															
5,248															

TOTAL OB/XF															
5,248															

Total Acres: 0.00	Total Land Value: 233,750	Market: 0	Agricultural: 0	Common: 233,750
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	149,661		
TOTAL MARKET OB/XF VALUE	5,248		
TOTAL LAND VALUE - MARKET	233,750		
TOTAL MARKET VALUE	388,659		
SOH/AGL Deduction	100,644		
ASSESSED VALUE	288,015		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	238,015		
TOTAL JUST VALUE	388,659		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	381,927		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010097	H/AC	1,300	01/21/2010
20061965	XF0B	200	08/22/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/1973	4/15/2022	WD	Q	I	01	475,000
GRANTOR: WERTMAN LARRY & LEILA						
GRANTEE: HERD JEREMY & SUMME						
2043/0831	4/22/2016	WD	Q	I	01	175,000
GRANTOR: DAHLMAN MICHAEL & MAU						
GRANTEE: WERTMAN LARRY & LEI						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W22 S19 FCP=[YR=1993] W3 UST=[YR=1993] W9 S5 E9 N5 \$ S5 W9 S19 E12 N24 \$ S26 E19 FOP=[YR=1993] S4 E5 N4 W5 \$ E18 N26 W15 N19 \$.															