BLOCK M LOT 1
IN OR 2112/1011
ATLANTIC HIGHLANDS SUB

EVERETT EDWIN M & REBECCA K
145 N 19TH ST
FERNANDINA BEACH, FL 32034

# 2024

00-00-31-1060-000M-0010

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

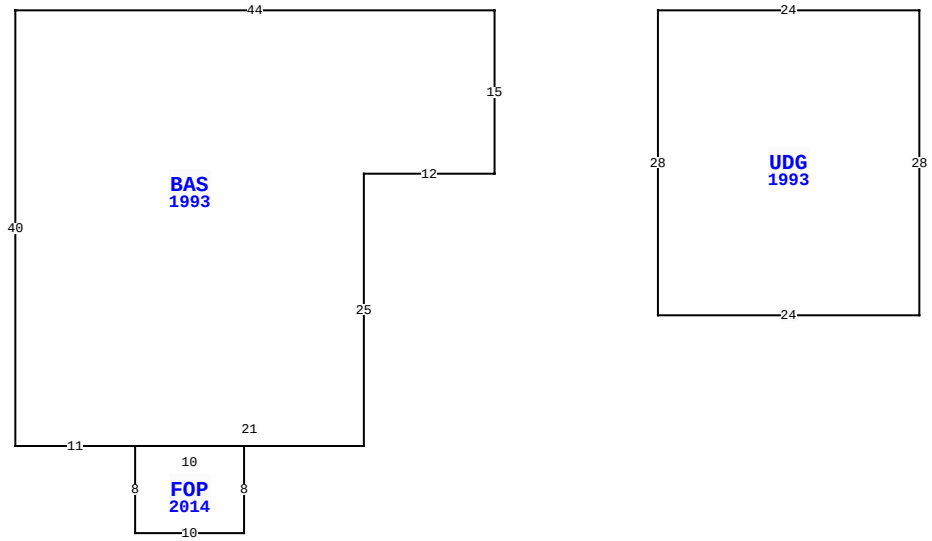
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 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 |
| NEIGHBORHOOD/LOC | 1007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,460 | 100 | 1,460 | 173,715 |
| FOP | 80 | 30 | 24 | 2,856 |
| UDG | 672 | 55 | 370 | 44,024 |
| TOTALS | 2,212 | | 1,854 | 220,594 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,854 | 108.7800 | 135.98 | 252,107 | 1950 | 1998 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SNGL FAM – 100% - 2024 Heated Area: 1460 HX Base Yr 2024




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

145 N 19TH ST, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 220,594 |
| TOTAL MARKET OB/XF VALUE | | 1,628 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 497,222 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 497,222 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 447,222 |
| TOTAL JUST VALUE | | 497,222 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 437,475 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20110364 | H/AC | 3,800 | 03/15/2011 |
| 20061404 | REPAIR/RRF | 7,400 | 06/20/2006 |
| 2702 | GARAGE | 3,000 | 03/25/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2112/1011 | 4/06/2017 | WD | Q | I | 01 | 280,000 |
| GRANTOR: WOOD JUDITH B | | | | | | |
| GRANTEE: EVERETT EDWIN M & R | | | | | | |
| 1251/1251 | 8/09/2004 | WD | Q | I | | 195,000 |
| GRANTOR: MCCLELLAND JULIAN & R | | | | | | |
| GRANTEE: WOOD JUDITH B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W44 S40 E11 FOP=[YR=2014] S8 E10 N8 W10 $ E21 N25 E12 N15$ PTR=E15 UDG=[YR=1993] E24 S28 W24 N28$ W15$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 46.5 | 1,628 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,628

| 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 | 137.00 | 137.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 275,000.00 | 275,000.00 | 275,000 | | | | | | | |

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS