BLOCK N N1/3 OF LOT 3
IN OR 1783/480
ATLANTIC HIGHLANDS SUB

SMART TIMOTHY P & MARY F
154 N 19TH ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1060-000N-0031**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

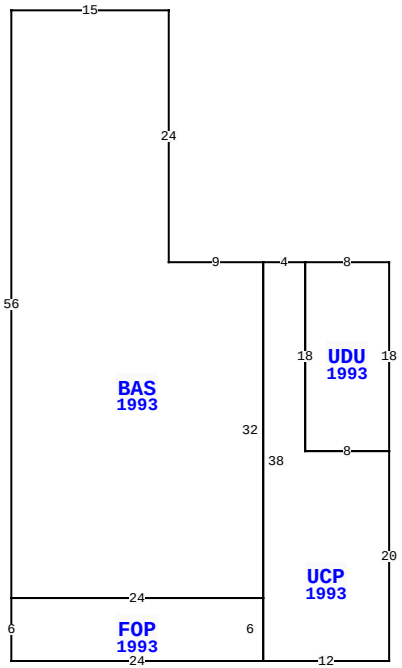
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 1,128 | 100 | 1,128 | 93,987 |
| FOP | 144 | 30 | 43 | 3,583 |
| UCP | 312 | 20 | 62 | 5,166 |
| UDU | 144 | 55 | 79 | 6,582 |
| TOTALS | 1,728 | | 1,312 | 109,319 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,312 | 107.9520 | 102.55 | 134,546 | 1949 | 1998 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SINGLE FAM – 100% - 2013 Heated Area: 1128 HX Base Yr 2013




154 N 19TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 109,319 |
| TOTAL MARKET OB/XF VALUE | | 6,203 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 340,522 |
| SOH/AGL Deduction | | 232,323 |
| ASSESSED VALUE | | 108,199 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 58,199 |
| TOTAL JUST VALUE | | 340,522 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 336,142 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20210714 | REPAIR/RRF | 0 | 09/01/2021 |
| 20091659 | H/AC | 5,900 | 12/04/2009 |
| 20071372 | CRUSHED SHELL DRI | 1,000 | 07/24/2007 |
| 20060932 | REROOF W/SHINGLES | 3,500 | 05/01/2006 |
| 20022267 | 200 AMP,STOVE,WTR | 3,000 | 01/02/2003 |
| 2002268 | REROOF CARPORT | 1,950 | 02/23/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1783/0480 | 3/08/2012 | WD | Q | I | 01 | 128,000 |
| GRANTOR: PITTS JOHN F & WANDA | | | | | | |
| GRANTEE: SMART TIMOTHY P & M | | | | | | |
| 1098/1367 | 12/05/2002 | WD | Q | I | | 116,000 |
| GRANTOR: MEEKS BOBBIE D | | | | | | |
| GRANTEE: PITTS JOHN F & WAND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UDU=[YR=1993] W8 UCP=[YR=1993] W4 BAS=[YR=1993] W9 N24 W15 S56 FOP=[YR=1993] S6 E24 N6 W24$ E24 N32$ S38 E12 N20 W8 N18$ S18 E8 N18$ .

## 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 | 665.00 | SF | 6.50 | 6.50 | 100 | 1949 | 1949 | 3 | 20 | 865 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 777.00 | SF | 6.50 | 6.50 | 100 | 1970 | 1970 | 3 | 21 | 1,061 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 68 | 2,380 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 23 | 9 | 207.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 414 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 7 | 10 | 70.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 420 | |
| 6 | 0825 | BRICK | 0 | 100 | 31 | 4 | 124.00 | SF | 8.75 | 8.75 | 100 | 2010 | 2010 | 3 | 98 | 1,063 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,203

| 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 | 56.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 225,000.00 | 225,000.00 | 225,000 | | | | | | | |

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS