BLOCK T LOT S 101 FT OF 4
IN OR 852/1300
ATLANTIC HIGHLANDS SUB

ROWLAND GEORGE H & BRENDA C
303 N 19TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000T-0042

BUILDING CHARACTERISTICS

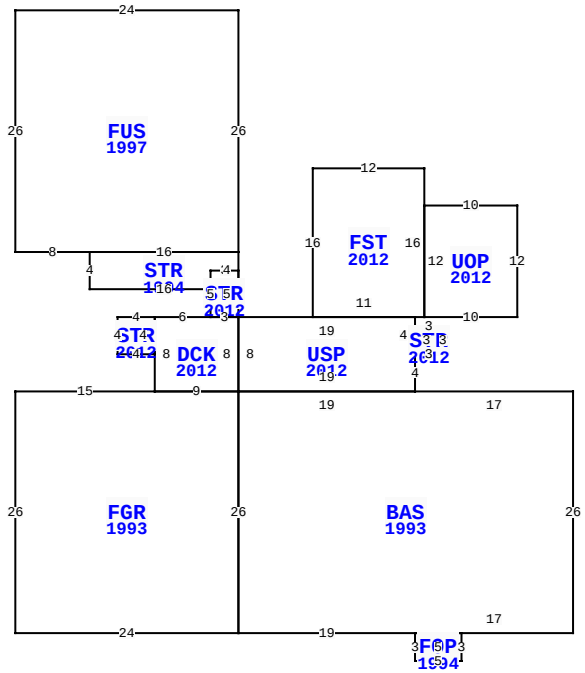
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	936	100	936	80,841
DCK	72	10	7	604
FGR	624	55	343	29,625
FOP	15	30	4	346
FST	192	55	106	9,155
FUS	624	100	624	53,895
STR	64	10	6	518
STR	9	10	1	86
STR	15	10	2	172
STR	16	10	2	172
TOTALS	2,839		2,101	181,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	110.7400	105.20	221,025	1955	1980	0	0	0	17.90	82.10

1 SINGLE FAM – 100% - 1989 Heated Area: 1560 HX Base Yr 1989



** This building has 12 Sub-Areas

303 N 19TH ST, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		181,462
TOTAL MARKET OB/XF VALUE		7,542
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		464,004
SOH/AGL Deduction		321,135
ASSESSED VALUE		142,869
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,869
TOTAL JUST VALUE		464,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110212	H/AC	3,800	02/14/2011
10326	ADDITION	43,292	02/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0852/1300	10/16/1998	WD	U	I	06	51,400
GRANTOR: ROWLAND GEORGE H & BR						
GRANTEE: ROWLAND GEORGE H &						
0557/0605	11/21/1988	WD	Q	I		55,000
GRANTOR: ARSENAULT ROGER I						
GRANTEE: ROWLAND GEORGE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 USP=[YR=2012] N4 STR=[YR=2012] E3 N3 W3 S3$ N4 FST=[YR=2012] E1 UOP=[YR=2012] E10 N12 W10 S12$ N16 W12 S16 E11$ W19 STR=[YR=2012] N5 W3 S5 DCK=[YR=2012] W6 STR=[YR=2012] W4 S4 E4 N4$ S8 FGR=[YR=1993] W15 S26 E24 N26 W9$ E9 N8 W3$ E3$ S8 E19$ W19 S26 E19 FOP=[YR=1994] S3 E5 N3 W5$ E17 N26$ PTR= N15 W36 FUS=[YR=1997] N26 W24 S26 E8 STR=[YR=1994] S4 E16 N4 W16$ E16$ S15 E36 $.

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	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	1985	1985	3	20	288	
2	0811	CONCRETE B	0	100	0	0	1,729.00	SF	5.20	5.20	100	1995	1995	3	70	6,294	
3	0351	CARPORT MT	0	100	0	0	480.00	SF	10.00	10.00	100	2000	2000	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 7,542

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	101.00	110.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS