LOT 5
IN OR 2043/966
CARLA'S SUB PB 5/48

LAMAR ERIN
925 S 19TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1175-0005-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

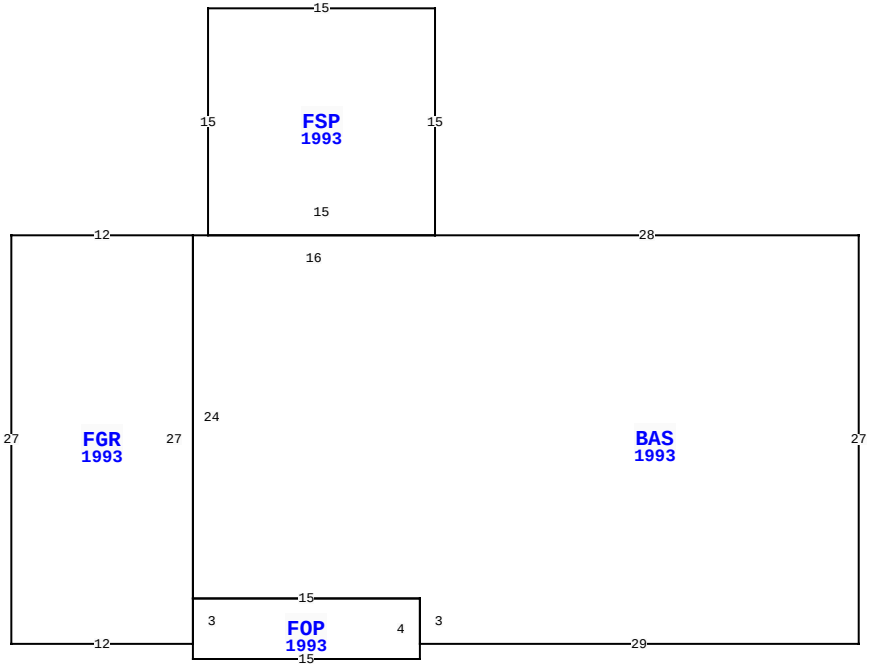
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,143	100	1,143	105,923
FGR	324	55	178	16,495
FOP	60	30	18	1,668
FSP	225	40	90	8,340
TOTALS	1,752		1,429	132,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	115.4400	109.67	156,718	1985	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 0% - 0 Heated Area: 1143 HX Base Yr



925 S 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	132,427
TOTAL MARKET OB/XF VALUE	2,151
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	259,578
SOH/AGL Deduction	68,699
ASSESSED VALUE	190,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,879
TOTAL JUST VALUE	259,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141713	ROOF	7,188	08/04/2014
969833	SCREEN PORCH	3,670	05/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/0966	4/25/2016	WD	Q	I	01	120,000
GRANTOR: CROWDER ANTOINETTE ET						
GRANTEE: LAMAR ERIN						
1078/1685	9/04/2002	WD	Q	I		114,000
GRANTOR: JONES LAWRENCE R & RU						
GRANTEE: CROWDER ANTOINETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FSP=[YR=1993] N15 W15 S15 E15 $ W16
FGR=[YR=1993] W12 S27 E12 FOP=[YR=1993] S1E15 N4 W15 S3 $ N27
$ S24 E15 S3 E29 N27$.

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	0	34	0	460.00	SF	6.50	6.50	100	1985	1985	3	47	1,405	
2	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	1985	1985	3	47	156	
3	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	1985	1985	3	47	275	
4	0801	ASPHALT A	0	0	0	0	210.00	SF	3.00	3.00	100	1985	1985	3	50	315	

LAND DESCRIPTION

TOTAL OB/XF 2,151

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	0	0006	R-1	70.00	121.00	1.00	UT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS