

BLK 6 LOT 7
OAKLAWN PARK #2 S/D UNR ADDN
{A/K/A PT LOT 227 OF OUTLOTS

COHEN LEE/COHEN DANIEL N ET AL
207 S 19TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-150B-0006-0075



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,285	100	1,285	127,448
FCP	286	25	72	7,141
FEP	304	80	243	24,101
FOP	85	30	26	2,578
FOP	70	30	21	2,083
TOTALS	2,030		1,647	163,351

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0	1,485.00	SF	10.00	10.00
2	0855	CONC PAVER	0	100	0	0	135.00	SF	10.00	10.00
3	0511	GARAGE CB-	0	100	24	20	480.00	SF	40.00	40.00
4	0810	CONCRETE A	0	100	20	15	300.00	SF	6.50	6.50
5	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	R-1	83.00	123.00	83.00	FF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,647	142.0452	134.94	222,246	1964	1990	0	0	0	26.50	73.50
1 SINGLE FAM - 100% - 2016 Heated Area: 1285 HX Base Yr 2016												
207 S 19TH ST, FERNANDINA BEACH												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF												
30,934												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		163,351	
TOTAL MARKET OB/XF VALUE		30,934	
TOTAL LAND VALUE - MARKET		182,600	
TOTAL MARKET VALUE		376,885	
SOH/AGL Deduction		196,312	
ASSESSED VALUE		180,573	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		130,573	
TOTAL JUST VALUE		376,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,777	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120579	FANS FOR SCR N RM	400	04/09/2012
20120419	PAVER DRIVEWAY	1,000	03/13/2012
20120446	SCREEN/ENCLSD ROO	9,700	03/12/2012
20120217	H/AC	4,600	02/09/2012
20070689	REPLACE 9 WINDOWS	4,500	04/25/2007
990135	REROOF	4,300	03/29/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2005/0329	8/21/2015	WD	U	I	11
GRANTOR: RAULERSON VERNON HUEY					
GRANTEE: COHEN DANIEL N & MA					
1998/1232	8/21/2015	WD	Q	I	01
GRANTOR: RAULERSON VERNON H JR					
GRANTEE: COHEN DANIEL N & MA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 N13 W20 FEP=[YR=2012] W20FOP=[YR=2012] W7S10E7N10\$ S17 FCP=[YR=1993] S26 E11 FOP=[YR=1993] E17 N5 W17 S5 \$ N26 W11 \$ E11 N4 E9 N13\$ S13 W9 S25 E41 N25\$.									