

MILES SARAH EMORY
19 S 19TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1600-0230-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 19 COMMON BRK 60										0900 01 2,662 122.3040 152.88 406,967 1959 1990 0 0 0 22.10 77.90										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 40										1 SNGL FAM - 100% - 2014 Heated Area: 2230 HX Base Yr 2014										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100																				BUILDING MARKET VALUE 317,027									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 14,518									
Interior Wall 03 PLASTER 100																				TOTAL LAND VALUE - MARKET 322,000									
Interior Floo 12 HARDWOOD 60																				TOTAL MARKET VALUE 653,545									
Interior Floo 11 CLAY TILE 40																				SOH/AGL Deduction 429,575									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 223,970									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 173,970									
Bathrooms 2.5 100																				TOTAL JUST VALUE 653,545									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 593,813									
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 1008.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,230 100 2,230 265,578																													
FCP 400 25 100 11,909																													
FEP 88 80 70 8,337																													
FEP 96 80 77 9,170																													
FOP 176 30 53 6,312																													
FST 240 55 132 15,720																													
TOTALS 3,230 2,662 317,027																													
EXTRA FEATURES										19 S 19TH ST, FERNANDINA BEACH																			
L N 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 1959 1959 3 21 735																													
2 0810 CONCRETE A 0 100 3 42 126.00 SF 6.50 6.50 100 1999 1999 3 77 631																													
3 0810 CONCRETE A 0 100 15 33 495.00 SF 6.50 6.50 100 1991 1991 3 62 1,995																													
4 0812 CONCRETE C 0 100 16 70 1,120.00 SF 4.00 4.00 100 1991 1991 3 62 2,778																													
5 0861 POOL GUNIT 0 100 28 12 336.00 SF 85.00 85.00 100 1997 1997 3 20 5,712																													
6 0845 KOOL DECK 0 100 0 0 504.00 SF 7.25 7.25 100 1997 1997 3 73 2,667																													
LAND DESCRIPTION										TOTAL OB/XF 14,518																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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-1 100.00 150.00 100.00 FF 1 1.15 1.00 1.15 2,800.00 3,220.00 322,000																													
REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 322,000 Market: 0 Agricultural: 0 Common: 322,000 PRINTED 08/06/2024 BY SYS																													