

OUT LOT S1/2 OF W 120 FT OF
OUT LOT 231
IN OR 1944/850

MEDICO PETER
20 S 19TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0231-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	1,948	118,707
FEP	616	80	493	30,043
FOP	27	30	8	487
FUS	728	100	728	44,363
TOTALS	3,319		3,177	193,600

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1960
2	0810	CONCRETE A	0 100	0	0	214.00	SF	6.50	6.50	100	1960
3	0861	POOL GUNIT	0 100	0	0	438.00	SF	85.00	85.00	100	2020
4	0855	CONC PAVER	0 100	0	0	1,186.00	SF	10.00	10.00	100	2020
5	0476	VF 6 SBPL	0 100	0	0	198.00	LF	32.00	32.00	100	2020
6	0470	VNYL GATE	0 100	0	0	6.00	UT	300.00	300.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	90.00	150.00	90.00	FF	1

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,177	98.9920	94.04	298,765	1960	1960	0	0	35.20	64.80
1 SINGLE FAM - 100% - 2015 Heated Area: 2676 HX Base Yr 2015											
20 S 19TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
55,224											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		193,600	
TOTAL MARKET OB/XF VALUE		55,224	
TOTAL LAND VALUE - MARKET		289,800	
TOTAL MARKET VALUE		538,624	
SOH/AGL Deduction		270,113	
ASSESSED VALUE		268,511	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		218,511	
TOTAL JUST VALUE		538,624	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		489,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110316	H/AC	4,500	03/07/2011
20061944	OTHER	5,000	08/18/2006
B969379	REPAIR/RRF	1,800	10/23/1995
7542	REPAIR/RRF	4,000	02/16/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1944/0850	10/29/2014	QC	U	I	11	100	
GRANTOR: MEDICO IRREVOCABLE TR							
GRANTEE: MEDICO PETER							
1900/1688	1/31/2014	WD	Q	I	02	205,000	
GRANTOR: RAMSAY ALASTAIR G & A							
GRANTEE: MEDICO PETER J TRUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2022] W22 BAS=[YR=1993] W15 N16 W19 S4 L2 D2 S4 R2 D2 S4 W26 S29 E24FOP=[YR=1993] E9 N3 W9 S3 \$ N3 E36 N26\$ S28 E22 N28\$ PTR= E15 FUS=[YR=1993] E26 S28 W26 N28 \$ W15 \$.											