

S133 FT OF W183 FT OF E213 FT
OF OUT LOT 231
IN OR 1823/42

STEPHENSON MARY JO
P O BOX 1006
FERNANDINA BEACH, FL 32035

2024

00-00-31-1600-0231-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1.5	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	876	126,545
FDG	625	60	375	54,172
FOP	45	30	14	2,023
FSP	280	40	112	16,179
FUS	413	100	413	59,661
STP	18	10	2	289
STR	65	10	6	867
UAT	206	10	21	3,034

TOTALS	2,528		1,819	262,770
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	2016
2	0811	CONCRETE B	0	100	0	0		820.00	SF 5.20	100	2016
3	0810	CONCRETE A	0	100	0	0		450.00	SF 6.50	100	2016
4	0810	CONCRETE A	0	100	0	0		174.00	SF 6.50	100	2016
5	0810	CONCRETE A	0	100	0	0		270.00	SF 6.50	100	2019

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	183.00	133.00	183.00	FF	1

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,819	119.7000	149.62	272,159	2016	2016	0	0	3.45	96.55
1 SNGL FAM - 100% - 2017											
Heated Area: 1289											
HX Base Yr 2017											
1919 ASH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/25/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		262,770	
TOTAL MARKET OB/XF VALUE		11,647	
TOTAL LAND VALUE - MARKET		455,011	
TOTAL MARKET VALUE		729,428	
SOH/AGL Deduction		305,316	
ASSESSED VALUE		424,112	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		374,112	
TOTAL JUST VALUE		729,428	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		652,832	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152680	CO ISSUED	0	06/21/2016
20152682	GARAGE	27,893	11/17/2015
20152680	NEW CONSTR	155,394	10/23/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1823/0042	10/30/2012	WD	Q	V	02
GRANTOR: SHANK WILLIAM R & LIN					
GRANTEE: STEPHENSON MARY JO					
1725/1716	2/09/2011	PR	U	I	19
GRANTOR: SHANK WILLIAM R P/R					
GRANTEE: SHANK WILLIAM R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2022] W28 S10 BAS=[YR=2016] S18 W3 S12 E14 FOP=[YR=2016] S5 STP=[YR=2016] S2 E9 N2 W9\$ E9 N5 W9\$ E17 N30 W28\$ E28 N10\$ PTR=E20 FUS=[YR=2016] E5 UAT=[YR=2016] N12 E3 N4 E10 S4 E5 S12 W7 STR=[YR=2016] N10 W5 S13 E5 N3\$ N10 W5 S10 W6\$ E6 S3 E5 N3 E6 S23 W16 N13 W6 N10\$ W20\$ PTR= E20 S40 FDG=[YR=2016] E25 S25 W25 N25\$ N40 W20\$.											

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1	000100	C	SFR	100		R-1	183.00	133.00	183.00	FF	1