BLOCK D W1/2 OF LOT 2 ALL OF
LOT 3 & N1/2 OF W1/2 OF LOT 4
IN OR 2070/1679

HAMILTON JOHN & MARY HARRIS
28 N 19TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1660-000D-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

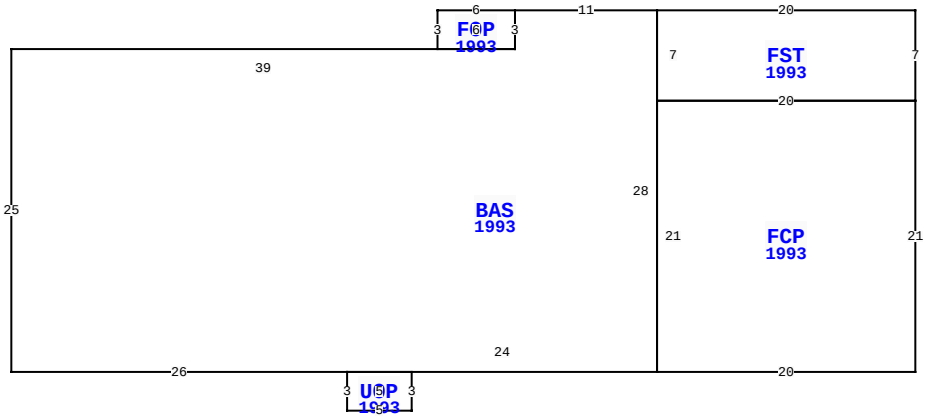
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,283	100	1,283	179,027
FCP	420	25	105	14,652
FOP	18	30	5	698
FST	140	55	77	10,745
UOP	15	20	3	418
TOTALS	1,876		1,473	205,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,473	139.8012	174.75	257,407	1962	1997	0	0	0	20.15	79.85

1 SNGL FAM – 100% - 2017 Heated Area: 1283 HX Base Yr 2017



28 N 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,539
TOTAL MARKET OB/XF VALUE		3,941
TOTAL LAND VALUE - MARKET		233,750
TOTAL MARKET VALUE		443,230
SOH/AGL Deduction		212,049
ASSESSED VALUE		231,181
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,181
TOTAL JUST VALUE		443,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121796	LP TO GENERATOR	0	08/31/2012
20121743	INSTALL GENERATOR	1,250	08/24/2012
20051923	REROOF	2,000	06/07/2004
5793B	REPAIR/RRF	1,200	02/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/1679	9/07/2016	WD	Q	I	02	262,000
GRANTOR: SMITH JAYE S						
GRANTEE: HAMILTON JOHN & MAR						
1888/1163	10/29/2013	SW	U	I	11	100
GRANTOR: SPIVEY ANDREW C & BAR						
GRANTEE: SMITH JAYE S						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W20 BAS=[YR=1993] W11 FOP=[YR=1993] W6 S3 E6 N3 $ S3 W39 S25 E26 UOP=[YR=1993] S3 E5 N3 W5 $ E24 FCP=[YR=1993] E20 N21 W20 S21 $ N28 $ S7 E20 N7 $.

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	100	0	0	171.00	SF	6.50	6.50	100	1962	1962	3	20	222	
2	0810	CONCRETE A	0	100	0	0	1,389.00	SF	6.50	6.50	100	1982	1982	3	38	3,431	
3	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1990	1990	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 3,941

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	100	0006	R-1	125.00	75.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/06/2024 BY SYS