

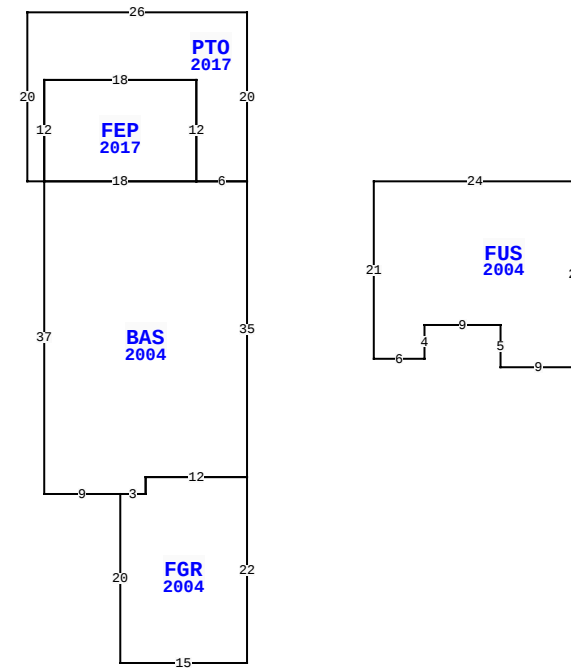
LOT 12
IN OR 2165/177
SHADY GROVE PB 6/339

MCGOWAN KATHLEEN MARIE &/CIMINO WILLIAM
1101 S 19TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-168S-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	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	16	WD FR STUC 100		0320	01	1,707	121.1000	115.04	196,373	2004	2004		0	0	9.50	90.50	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		1 TOWNHOUSE - 100% - 2017										Heated Area: 1341					HX Base Yr 2017					Tax Group: 2		Tax Dist:							
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE		177,718													
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		5,897													
Interior Floo	11	CLAY TILE 70																TOTAL LAND VALUE - MARKET		100,000													
Interior Floo	14	CARPET 30																TOTAL MARKET VALUE		283,615													
Air Condition	03	CENTRAL 100																SOH/AGL Deduction		88,659													
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE		194,956													
Bedrooms		3 100																TOTAL EXEMPTION VALUE		55,000													
Bathrooms		2 100																BASE TAXABLE VALUE		139,956													
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE		283,615													
Stories	1.5	1.5 100																NCON VALUE		0													
Units	0	0 100																INCOME VALUE		PREVIOUS YEAR MKT VALUE													
Occupancy	00	NONE 100																		259,698													