LOT 13
SHADY GROVE PB 6/339

BEAUMONT ELIZABETH
1105 S 19TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-168S-0013-0000

BUILDING CHARACTERISTICS

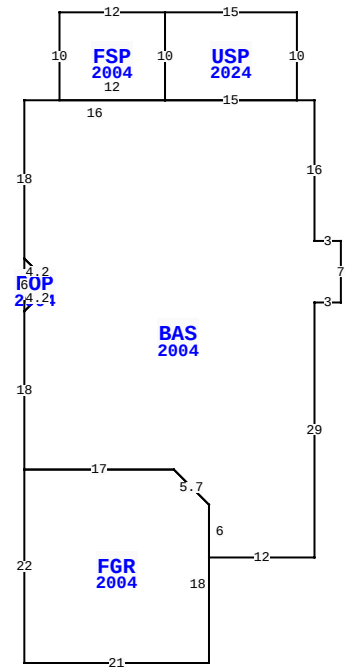
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1,526	146,444
FGR	454	55	250	23,992
FOP	9	30	3	288
FSP	120	40	48	4,606
USP	150	30	45	4,319
TOTALS	2,259		1,872	179,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	111.6220	106.04	198,507	2004	2004	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1526 HX Base Yr 2021



1105 S 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,649
TOTAL MARKET OB/XF VALUE		4,926
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		304,575
SOH/AGL Deduction		38,797
ASSESSED VALUE		265,778
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,778
TOTAL JUST VALUE		304,575
NCON VALUE		1,925
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222497	ADDITION	26,420	09/19/2022
20041911	OTHER	1,000	10/19/2004
20040905	NEW CONSTR	100,000	05/17/2004
20033401	XFOB	1,000	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0506	3/30/2020	WD	Q	I	01	325,000
GRANTOR: STUART MATTHEW A & TA						
GRANTEE: BEAUMONT ELIZABETH						
1274/0345	11/16/2004	WD	Q	I		205,000
GRANTOR: GERRITY JOSEPH JR						
GRANTEE: STUART MATTHEW A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W2 W15 W16 S18 D3R3 D3L3 S18 E17 D4R4 S6 E12 N29 E3 N7 W3 N16 $
FGR=[YR=2004;ORIG=-33,42] S22 E21 N18 U4L4 W17 $
USP=[YR=2024;ORIG=-17,-10] E15 S10 W15 N10 $
FSP=[YR=2004;ORIG=-17,0] N10 W12 S10 E12 $
FOP=[YR=2004;ORIG=-33,18] S6 U3R3 U3L3 $
.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	220	
2	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	100	2004	2004	3	84	950	
3	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2004	2004	3	84	3,756	

LAND DESCRIPTION

TOTAL OB/XF 4,926

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	100,000.00	120,000.00	120,000							

REVIEW DATE 12/20/2023 BY NW Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS