LOTS 7 & 8
IN OR 635/734 & OR 653/11
ALTA VISTA # 2 PB 2/44

FROST JAMES L JR & MARLENE N
19 NORTH WOLFF STREET
FERNANDINA BEACH, FL 32034-2536

2025

00-00-31-100B-0007-0000

BUILDING CHARACTERISTICS

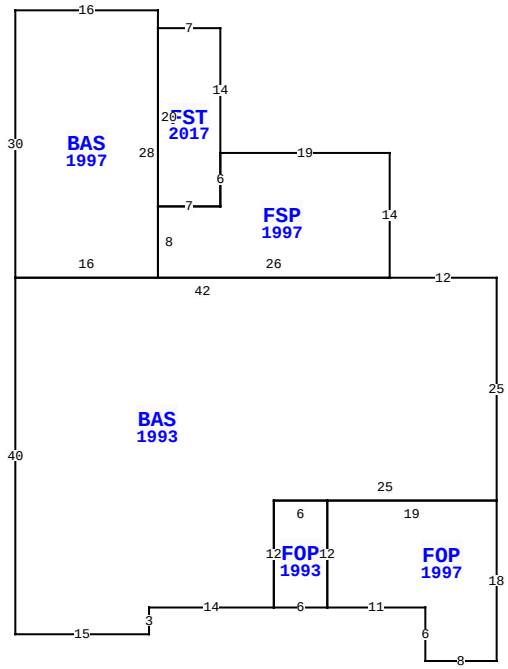
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	03	PLASTER 40
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,743	100	1993	1,743	126,626
BAS	480	100	1997	480	34,871
FOP	72	30	1993	22	1,598
FOP	276	30	1997	83	6,030
FSP	322	40	1997	129	9,372
FST	140	55	2017	77	5,594
TOTALS	3,033			2,534	184,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	107.2320	107.23	271,721	1948	1965	0	0	0	32.25	67.75

1 SINGLE FAM – 100% - 1998 Heated Area: 2223 HX Base Yr 1998



19 N WOLFF ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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		184,091
TOTAL MARKET OB/XF VALUE		17,535
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		651,626
SOH/AGL Deduction		430,057
ASSESSED VALUE		221,569
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		165,847
TOTAL JUST VALUE		651,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10457B	ADDITION	3,000	04/28/1997
10385-B	ADDITION	25,050	03/18/1997
10356B	XFOB	500	03/10/1997
9924B	GARAGE	8,395	07/16/1996
B9151	REPAIR/RRF	1,200	06/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0653/0011	3/06/1992	QC	Q	I	01	100
GRANTOR: FROST MARLENE N						
GRANTEE: FROST JAMES JR & M						
0635/0734	9/05/1991	WD	Q	I	01	100
GRANTOR: NICKELSON SUSE MAE						
GRANTEE: FROST MARLENE N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=1997] N14 W19 FST=[YR=2017] N14 W7
BAS=[YR=1997] N2 W16 S30 E16 N28 $ S20 E7 N6$ S6 W7 S8 E26 $
W42 S40 E15 N3E14 FOP=[YR=1993] E6 FOP=[YR=1997] E11 S6 E8
N18 W19 S12 $ N12 W6 S12 $ N12 E25 N25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735	
2	0810	CONCRETE A	0	100	3	12	36.00	SF	6.50	6.50	100	1948	1948	3	20	47	
3	0511	GARAGE CB-	0	100	22	22	484.00	SF	40.00	40.00	100	1997	1997	3	72	13,939	
4	0819	CONC 12"	0	100	0	0	527.00	SF	4.75	4.75	100	1997	1997	3	72	1,802	
5	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1997	1997	3	72	374	
6	1242	WD DECK A	0	100	14	19	266.00	SF	10.00	10.00	100	2006	2006	3	24	638	

LAND DESCRIPTION

TOTAL OB/XF 17,535

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	RES	100	0007	R-1	113.00	230.00	2.00	LT		1.00	1.00	0.75	300,000.00	225,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS