

BLOCK G LOT W1/2 OF 1
ATLANTIC HIGHLANDS SUB
DB39/297

COOK LYDIA L
118 N 19TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000G-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	990	100	1993	990	99,593
FCP	235	25	1993	59	5,935
FST	35	55	1993	19	1,912
FST	60	55	1993	33	3,320
TOTALS	1,320			1,101	110,760

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	47	10			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	75.00	137.00	1.00

REVIEW DATE 01/14/2021 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,101	117.6600	117.66	129,544	1947	1995	0	0	14.50	85.50
1 SINGLE FAM - 0% - 0 Heated Area: 990 HX Base Yr											
118 N 19TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2025	MLU				

TOTAL OB/XF											
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	RES	0	0006	R-1	75.00	137.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						110,760					
TOTAL MARKET OB/XF VALUE						611					
TOTAL LAND VALUE - MARKET						255,000					
TOTAL MARKET VALUE						366,371					
SOH/AGL Deduction						0					
ASSESSED VALUE						366,371					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						366,371					
TOTAL JUST VALUE						366,371					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						340,201					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091556	REMODEL	6,000	11/16/2009
20040271	H/AC	3,000	02/18/2004
20011990	XFOB	2,000	09/06/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2459/1254	5/06/2021	WD	Q	I	01	324,000	
GRANTOR: WERTMAN LARRY & LEILA							
GRANTEE: COOK LYDIA L							
2189/0294	4/09/2018	WD	U	I	19	100,000	
GRANTOR: CLOUGH DAVID WAYNE ET							
GRANTEE: WERTMAN LARRY & LEI							
BUYER'S NOTES							

BUILDING NOTES											
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BUILDING DIMENSIONS
FST=[YR=1993] W15 BAS=[YR=1993] W45 S22 E45 FCP=[YR=1993]
E15N18 W15 S4 FST=[YR=1993] S7 E5N7W5\$ E5S7W5S7\$ N22\$
S4E15N4\$.

OTHER ADJUSTMENTS AND NOTES											

Common: 255,000 PRINTED 07/30/2025 BY SYS