

KING THOMAS E IV & ELLEN
112 N WOLFF ST
FERNANDINA BEACH, FL 32034

00-00-31-1060-000H-0012

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10012HARDWOOD 6014CARPET 4003CENTRAL 10004AIR DUCTED 100031002WOOD FRAME 1001.1.100010002DIST FB 10000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1007.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,38010019931,380147,404FCP243251993616,516FOP203019936640UST45451993202,136TOTALS1,6881,467156,697EXTRA FEATURES119 N 19TH ST, FERNANDINA BEACHL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10940SHEDS/PORT01001024240.00SF30.0030.00100198119813201,44020500FP-PRE FAB0100001.00UT3,500.003,500.001001955195532070030810CONCRETE A010000360.00SF6.506.501001955195532046840825BRICK01002011220.00SF12.5012.50100200420043952,613

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYB ECONFNCTNORM% COND0100011,467114.2400114.24167,590195520100006.5093.50Heated Area: 1380HX Base Yr 2023

NASSAU COUNTY PROPERTY

PAGE 1 of 12VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE156,697TOTAL MARKET OB/XF VALUE5,221TOTAL LAND VALUE - MARKET255,000TOTAL MARKET VALUE416,918SOH/AGL Deduction120,551ASSESSED VALUE296,367TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE245,645TOTAL JUST VALUE416,918NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE388,659SALES DATAOFF RECORD NumberDATETYPE INSTQU / I / V / RSNCDSALE PRICE2797/4876/27/2025WDQ Q I 01529,000GRANTOR: HERD JEREMY & SUMMERGRANTEE: KING THOMAS E IV &2556/19734/15/2022WDQ Q I 01475,000GRANTOR: WERTMAN LARRY & LEILA GRANTEE: HERD JEREMY & SUMMEBUILDING NOTESBUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF5,221

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006R-168.00137.001.00LT1.001.000.85300,000.00255,000.00255,000

REVIEW DATE01/14/2021BYTWATotal Acres: 0.00Total Land Value: 255,000Market: 0Agricultural: 0Common: 255,000PRINTED 07/30/2025 BY SYS

UST
1993

FCP
1993

BAS
1993

FOP
1993

BLD DATEXF DATEINC DATE

YEAR ONYEAR ACTUALQ% COND

LGL DATELAND DATEAG DATE

04/09/2025MLU