BLOCK N LOT N1/2 OF 1
IN OR 521 PG 246
ATLANTIC HIGHLANDS SUB

BRODNAX CHARLES III & JENNIFER
1660 TREMONT LN
WINTER PARK, FL 32792-6152

2025

00-00-31-1060-000N-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

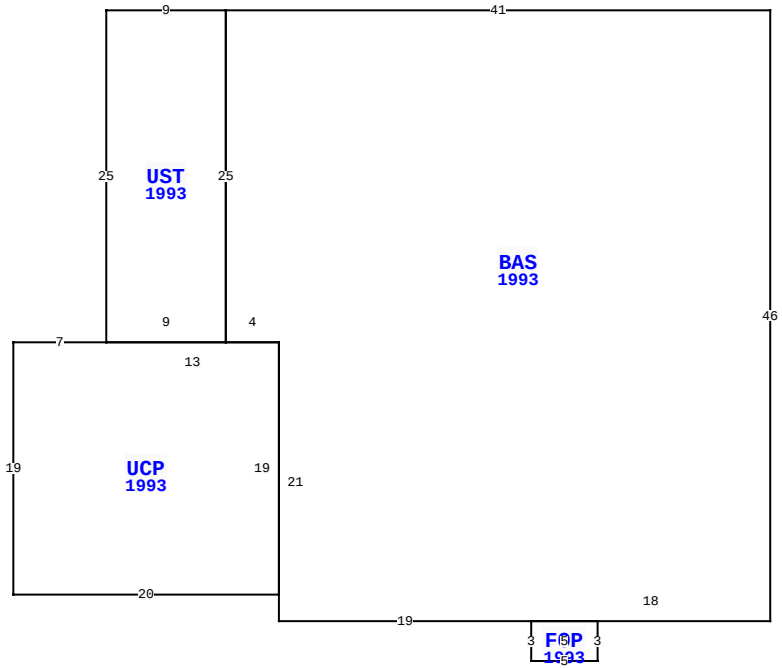
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100	1993	1,802	136,367
FOP	15	30	1993	4	303
UCP	380	20	1993	76	5,752
UST	225	45	1993	101	7,643
TOTALS	2,422			1,983	150,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	97.0200	97.02	192,391	1955	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 1802 HX Base Yr



222 N 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	150,065
TOTAL MARKET OB/XF VALUE	917
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	375,982
SOH/AGL Deduction	81,455
ASSESSED VALUE	294,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,527
TOTAL JUST VALUE	375,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5293	REPAIR/RRF	2,000	04/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0521/0246	6/29/1987	WD	Q	I		57,000

GRANTOR: VRANCKEN ROGER J
GRANTEE: BRODNAX CHARLES III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 UST=[YR=1993] W9 S25 UCP=[YR=1993] W7 S19 E20 N19 W13 $ E9 N25 $ S25 E4 S21 E19 FOP=[YR=1993] S3 E5 N3 W5 $ E18 N46 $.

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	0811	CONCRETE B	0	0	0	0	882.00	SF	5.20	5.20	100	1964	1964	3	20	917	

LAND DESCRIPTION

TOTAL OB/XF 917

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	0	0006	R-1	72.00	102.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS