BLK 6 LOT 5
IN OR 2176/646
OAK LAWN PARK #2 UNR ADDN

AYCOCK KYLE W/PALANZI ROBERTA
205 S 19TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0006-0054

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

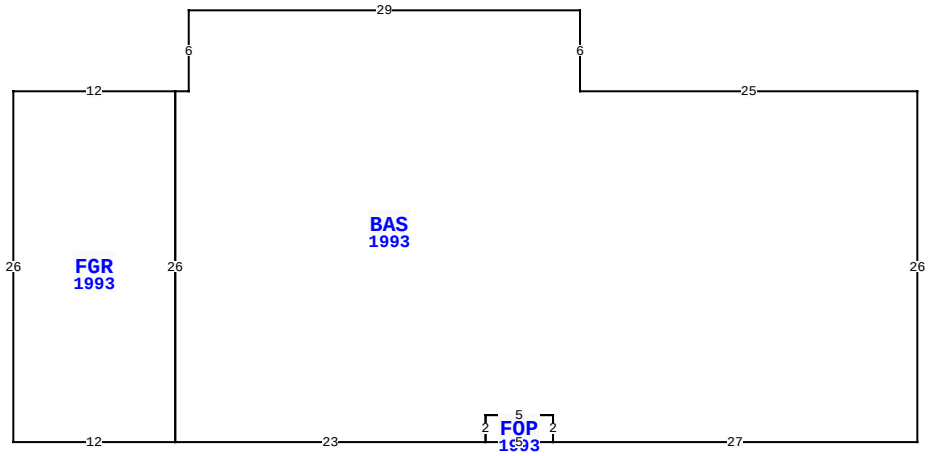
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	10	TERRAZZO 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	1993	1,594	179,647
FGR	312	55	1993	172	19,385
FOP	10	30	1993	3	338
TOTALS	1,916			1,769	199,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	138.7100	138.71	245,378	1961	2000	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1594 HX Base Yr 2020



205 S 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,370
TOTAL MARKET OB/XF VALUE		3,188
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		385,158
SOH/AGL Deduction		130,191
ASSESSED VALUE		254,967
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,245
TOTAL JUST VALUE		385,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062485	REPAIR/RRF	4,834	11/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2176/0646	2/09/2018	WD	Q	I	01	295,000
GRANTOR: MCCRARY DAVID M						
GRANTEE: AYCOCK KYLE W & ROB						
1709/0867	11/09/2010	QC	U	I	11	20,000
GRANTOR: TOLLISON RANDALL L						
GRANTEE: MCCRARY DAVID M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 N6 W29 S6 W1 FGR=[YR=1993] W12 S26 E12 N26$ S26 E23 FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S2 E27 N26$.

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	0810	CONCRETE A	0	100	0	0	728.00	SF	6.50	6.50	100	1961	1961	3	20	946	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1961	1961	3	22	770	
3	0940	SHEDS/PORT	0	100	12	9	108.00	SF	30.00	30.00	100	1990	1990	3	20	648	
4	0810	CONCRETE A	0	100	4	31	124.00	SF	6.50	6.50	100	1961	1961	3	20	161	
5	1243	WD DECK F	0	100	6	3	18.00	SF	8.00	8.00	100	2000	2000	3	20	29	
6	0479	VF PICKET	0	100	0	0	96.00	LF	10.00	10.00	100	2006	2006	3	66	634	

LAND DESCRIPTION

TOTAL OB/XF 3,188

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		R-1	83.00	123.00	83.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	182,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 07/30/2025 BY SYS