BLK 6 LOT 7
OAKLAWN PARK #2 S/D UNR ADDN
{A/K/A PT LOT 227 OF OUTLOTS

COHEN LEE/COHEN DANIEL N ET AL
207 S 19TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-150B-0006-0075

BUILDING CHARACTERISTICS

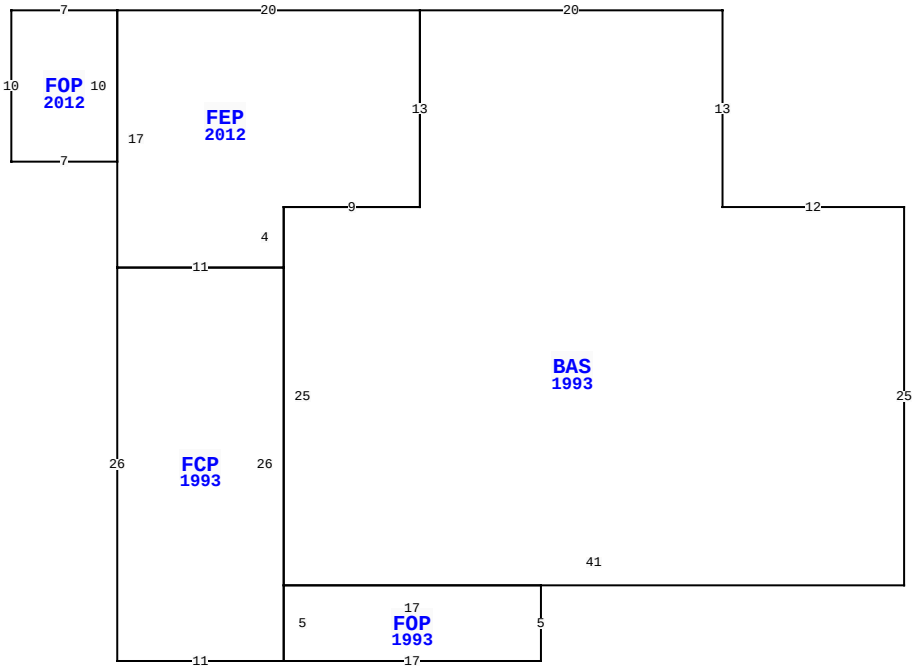
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,285	100	1993	1,285	133,250
FCP	286	25	1993	72	7,466
FEP	304	80	2012	243	25,198
FOP	85	30	1993	26	2,696
FOP	70	30	2012	21	2,178
TOTALS	2,030			1,647	170,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,647	142.0452	142.05	233,956	1964	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1285 HX Base Yr 2016



207 S 19TH ST, FERNANDINA BEACH

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

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	0855	CONC PAVER	0	100	0	0	1,485.00	SF	10.00	10.00	100	2012	2012	3	92	13,662	
2	0855	CONC PAVER	0	100	0	0	135.00	SF	10.00	10.00	100	2012	2012	3	92	1,242	
3	0511	GARAGE CB-	0	100	24	20	480.00	SF	40.00	40.00	100	1997	1997	3	72	13,824	
4	0810	CONCRETE A	0	100	20	15	300.00	SF	6.50	6.50	100	1997	1997	3	72	1,404	
5	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1997	1997	3	72	421	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,788
TOTAL MARKET OB/XF VALUE		30,553
TOTAL LAND VALUE - MARKET		182,600
TOTAL MARKET VALUE		383,941
SOH/AGL Deduction		198,131
ASSESSED VALUE		185,810
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,088
TOTAL JUST VALUE		383,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120579	FANS FOR SCRN RM	400	04/09/2012
20120419	PAVER DRIVEWAY	1,000	03/13/2012
20120446	SCREEN/ENCLSD ROO	9,700	03/12/2012
20120217	H/AC	4,600	02/09/2012
20070689	REPLACE 9 WINDOWS	4,500	04/25/2007
990135	REROOF	4,300	03/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2005/0329	8/21/2015	WD	U	I	11	100
GRANTOR: RAULERSON VERNON HUEY						
GRANTEE: COHEN DANIEL N & MA						
1998/1232	8/21/2015	WD	Q	I	01	220,000
GRANTOR: RAULERSON VERNON H JR						
GRANTEE: COHEN DANIEL N & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N13 W20 FEP=[YR=2012] W20FOP=[YR=2012] W7S10E7N10$ S17 FCP=[YR=1993] S26 E11 FOP=[YR=1993] E17 N5 W17 S5 $ N26 W11 $ E11 N4 E9 N13$ S13 W9 S25 E41 N25$.

LAND DESCRIPTION

TOTAL OB/XF 30,553

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	0006	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 182,600 Market: 0 Agricultural: 0 Common: 182,600 PRINTED 07/30/2025 BY SYS