OUT LOT S1/2 OF W 120 FT OF
OUT LOT 231
IN OR 1944/850

MEDICO PETER
20 S 19TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0231-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

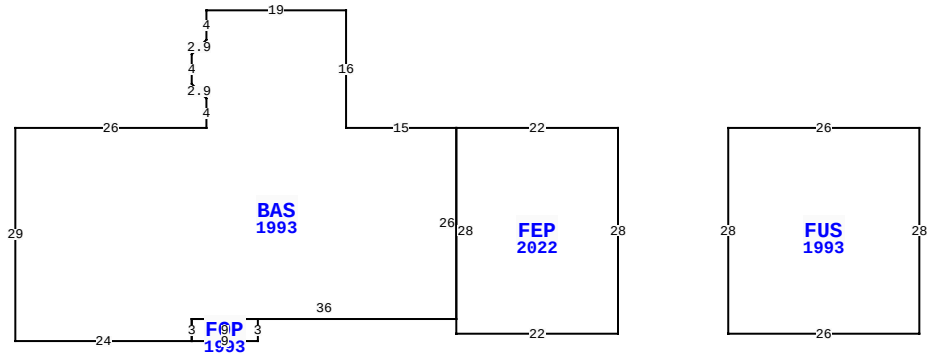
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	1993	1,948	124,377
FEP	616	80	2022	493	31,477
FOP	27	30	1993	8	511
FUS	728	100	1993	728	46,482
TOTALS	3,319			3,177	202,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,177	98.9920	98.99	314,491	1960	1960	0	0	0	35.50	64.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2676 HX Base Yr 2015



20 S 19TH ST, FERNANDINA BEACH

BLD DATE			LGL DATE		
XF DATE	06/23/2009	RK	LAND DATE	03/25/2024	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,847
TOTAL MARKET OB/XF VALUE		53,872
TOTAL LAND VALUE - MARKET		289,800
TOTAL MARKET VALUE		546,519
SOH/AGL Deduction		270,221
ASSESSED VALUE		276,298
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,576
TOTAL JUST VALUE		546,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110316	H/AC	4,500	03/07/2011
20061944	OTHER	5,000	08/18/2006
B969379	REPAIR/RRF	1,800	10/23/1995
7542	REPAIR/RRF	4,000	02/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1944/0850	10/29/2014	QC	U	I	11	100
GRANTOR: MEDICO IRREVOCABLE TR						
GRANTEE: MEDICO PETER						
1900/1688	1/31/2014	WD	Q	I	02	205,000
GRANTOR: RAMSAY ALASTAIR G & A						
GRANTEE: MEDICO PETER J TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2022] W22 BAS=[YR=1993] W15 N16 W19 S4 L2 D2 S4 R2 D2 S4 W26 S29 E24FOP=[YR=1993] E9 N3 W9 S3 $ N3 E36 N26$ S28 E22 N28$ PTR= E15 FUS=[YR=1993] E26 S28 W26 N28 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735	
2	0810	CONCRETE A	0	100	0	0	214.00	SF	6.50	6.50	100	1960	1960	3	20	278	
3	0861	POOL GUNIT	0	100	0	0	438.00	SF	85.00	85.00	100	2020	2020	3	90	33,507	
4	0855	CONC PAVER	0	100	0	0	1,186.00	SF	10.00	10.00	100	2020	2020	3	98	11,623	
5	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	100	2020	2020	3	95	6,019	
6	0470	VNYL GATE	0	100	0	0	6.00	UT	300.00	300.00	100	2020	2020	3	95	1,710	

LAND DESCRIPTION

TOTAL OB/XF 53,872

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	90.00	150.00	90.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	289,800							

REVIEW DATE 12/16/2022 BY TW Total Acres: 0.00 Total Land Value: 289,800 Market: 0 Agricultural: 0 Common: 289,800 PRINTED 07/30/2025 BY SYS