

S133 FT OF W183 FT OF E213 FT
OF OUT LOT 231
IN OR 1823/42

STEPHENSON MARY JO
P O BOX 1006
FERNANDINA BEACH, FL 32035

2025

00-00-31-1600-0231-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	876	100	2016	876	132,872
FDG	625	60	2016	375	56,880
FOP	45	30	2016	14	2,124
FSP	280	40	2022	112	16,988
FUS	413	100	2016	413	62,644
STP	18	10	2016	2	303
STR	65	10	2016	6	910
UAT	206	10	2016	21	3,185

TOTALS	2,528			1,819	275,906
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	820.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50
5	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	183.00	133.00	183.00

REVIEW DATE	01/14/2021	BY	TWA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,819	119.7000	158.00	287,402	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2017											
Heated Area: 1289											
HX Base Yr 2017											

1919 ASH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/25/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0811	CONCRETE B	0	100	0	0	820.00	SF	5.20	5.20	100	2016	2016	3	95	4,051	
3	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2016	2016	3	95	2,779	
4	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	100	2016	2016	3	95	1,074	
5	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50	6.50	100	2019	2019	3	97	1,702	

TOTAL OB/XF													11,546		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
R-1	183.00	133.00	183.00	FF	1	1.11	1.00	0.89	2,800.00	2,486.40	455,011				

Total Acres: 0.00	Total Land Value: 455,011	Market: 0	Agricultural: 0	Common: 455,011
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		275,906	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		455,011	
SOH/AGL Deduction		TOTAL MARKET VALUE		742,463	
ASSESSED VALUE		TOTAL MARKET VALUE		306,052	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		TOTAL MARKET VALUE		385,689	
TOTAL JUST VALUE		NCON VALUE		742,463	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
				729,428	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152680	CO ISSUED	0	06/21/2016
20152682	GARAGE	27,893	11/17/2015
20152680	NEW CONSTR	155,394	10/23/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1823/0042	10/30/2012	WD	Q	V	02	148,500	
GRANTOR: SHANK WILLIAM R & LIN							
GRANTEE: STEPHENSON MARY JO							
1725/1716	2/09/2011	PR	U	I	19	100	
GRANTOR: SHANK WILLIAM R P/R							
GRANTEE: SHANK WILLIAM R							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2022] W28 S10 BAS=[YR=2016] S18 W3 S12 E14 FOP=[YR=2016] S5 STP=[YR=2016] S2 E9 N2 W9\$ E9 N5 W9\$ E17 N30 W28\$ E28 N10\$ PTR=E20 FUS=[YR=2016] E5 UAT=[YR=2016] N12 E3 N4 E10 S4 E5 S12 W7 STR=[YR=2016] N10 W5 S13 E5 N3\$ N10 W5 S10 W6\$ E6 S3 E5 N3 E6 S23 W16 N13 W6 N10\$ W20\$ PTR= E20 S40 FDG=[YR=2016] E25 S25 W25 N25\$ N40 W20\$.									