BLOCK D LOTS 1 E1/2 OF 2 &
N1/2 OF E1/2 OF 4
IN OR 2219/423

HEETER THOMAS & CYNTHIA M
19 N 20TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1660-000D-0010

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

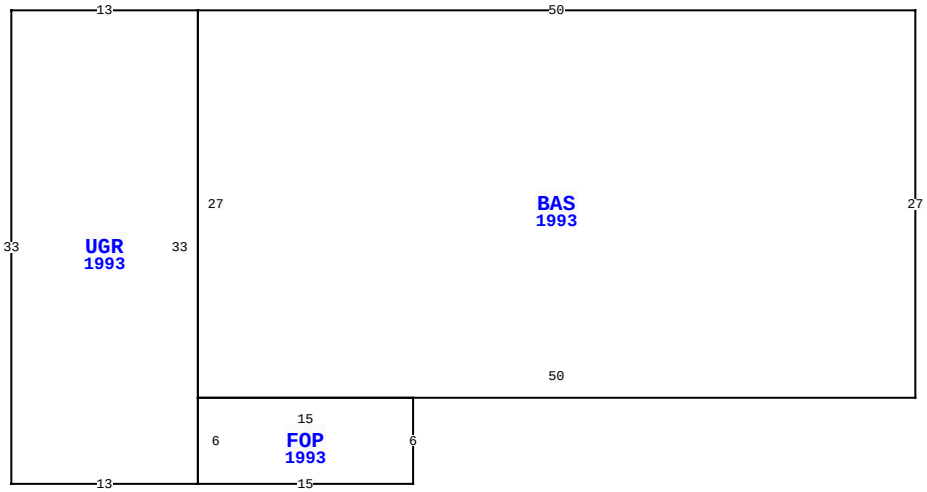
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	139,321
FOP	90	30	1993	27	2,786
UGR	429	45	1993	193	19,917
TOTALS	1,869			1,570	162,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,570	141.3720	141.37	221,951	1962	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1350 HX Base Yr 2020



19 N 20TH ST, FERNANDINA BEACH

BLD DATE	07/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,024
TOTAL MARKET OB/XF VALUE		647
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		417,671
SOH/AGL Deduction		231,044
ASSESSED VALUE		186,627
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,905
TOTAL JUST VALUE		417,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184063	REMODEL	48,700	11/30/2018
20051990	REPAIR/RRF	2,000	06/13/2005
20010446	REPAIR/RRF	1,000	03/14/2001
5813B	REPAIR/RRF	2,000	02/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/0423	8/21/2018	WD	Q	I	01	260,000
GRANTOR: GRUBB KAZUKO H REVOCB						
GRANTEE: HEETER THOMAS JOSEP						
2044/0623	4/14/2016	WD	U	I	11	100
GRANTOR: GRUBB KAZUKO H						
GRANTEE: GRUBB KAZUKO H REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 UGR=[YR=1993] W13 S33 E13 N33$ S27
FOP=[YR=1993] S6 E15 N6 W15$ E50 N27$.

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	498.00	SF	6.50	6.50	100	1962	1962	3	20	647	

LAND DESCRIPTION

TOTAL OB/XF 647

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	125.00	75.00	1.00	LT		1.00	1.00	0.85	300,000.00	255,000.00	255,000							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS