

BLOCK D W1/2 OF LOT 2 ALL OF
LOT 3 & N1/2 OF W1/2 OF LOT 4
IN OR 2070/1679

HAMILTON JOHN & MARY HARRIS
28 N 19TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1660-000D-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	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
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NEIGHBORHOOD/LOC	1007.00
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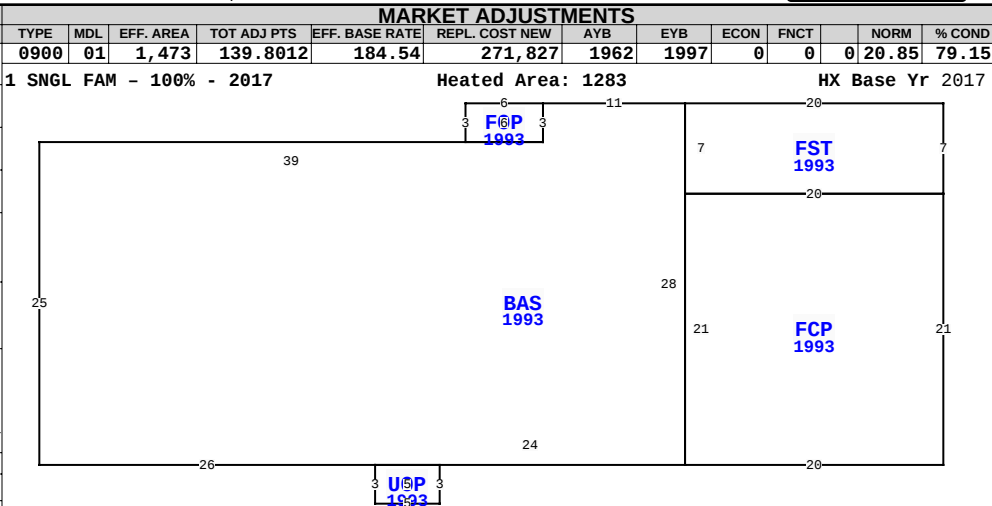
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,283	100	1993	1,283	187,399
FCP	420	25	1993	105	15,337
FOP	18	30	1993	5	731
FST	140	55	1993	77	11,247
UOP	15	20	1993	3	438

TOTALS	1,876			1,473	215,151
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	171.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	1,389.00	SF	6.50
3	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00

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	0006	R-1	125.00	75.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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28 N 19TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/09/2025	MLU
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TOTAL OB/XF										3,670		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	R-1	125.00	75.00	1.00	LT		1.00	1.00	0.85	300,000.00	255,000.00	2
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Total Acres: 0.00	Total Land Value: 255,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		215,151	
TOTAL MARKET OB/XF VALUE		3,670	
TOTAL LAND VALUE - MARKET		255,000	
TOTAL MARKET VALUE		473,821	
SOH/AGL Deduction		235,936	
ASSESSED VALUE		237,885	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		187,163	
TOTAL JUST VALUE		473,821	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		443,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0957	REMODEL HOME & AD	200,000	03/28/2025
20121796	LP TO GENERATOR	0	08/31/2012
20121743	INSTALL GENERATOR	1,250	08/24/2012
20051923	REROOF	2,000	06/07/2004
5793B	REPAIR/RRF	1,200	02/09/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/1679	9/07/2016	WD	Q	I	02	262,000
GRANTOR: SMITH JAYE S						
GRANTEE: HAMILTON JOHN & MAR						
1888/1163	10/29/2013	SW	U	I	11	100
GRANTOR: SPIVEY ANDREW C & BAR						
GRANTEE: SMITH JAYE S						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W20 BAS=[YR=1993] W11 FOP=[YR=1993] W6 S3 E6 N3 \$ S3 W39 S25 E26 UOP=[YR=1993] S3 E5 N3 W5 \$ E24 FCP=[YR=1993] E20 N21 W20 S21 \$ N28 \$ S7 E20 N7 \$.									