BLOCK G LOT W1/2 OF 1
ATLANTIC HIGHLANDS SUB
DB39/297

COOK LYDIA L
118 N 19TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000G-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
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	03	Quality Level 03

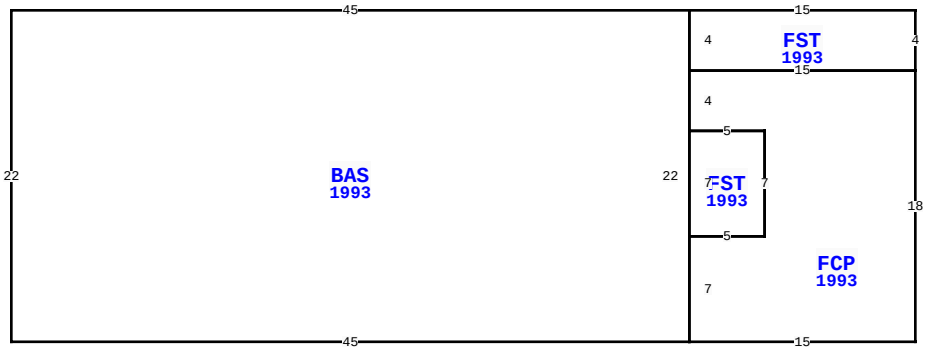
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	1993	990	103,959
FCP	235	25	1993	59	6,196
FST	35	55	1993	19	1,995
FST	60	55	1993	33	3,465
TOTALS	1,320			1,101	115,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,101	117.6600	123.54	136,018	1947	1995	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 0 Heated Area: 990 HX Base Yr



118 N 19TH ST, FERNANDINA BEACH

BLD DATE		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	115,615
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	415,615
SOH/AGL Deduction	12,607
ASSESSED VALUE	403,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	403,008
TOTAL JUST VALUE	415,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091556	REMODEL	6,000	11/16/2009
20040271	H/AC	3,000	02/18/2004
20011990	XFOB	2,000	09/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1254	5/06/2021	WD	Q	I	01	324,000
GRANTOR: WERTMAN LARRY & LEILA						
GRANTEE: COOK LYDIA L						
2189/0294	4/09/2018	WD	U	I	19	100,000
GRANTOR: CLOUGH DAVID WAYNE ET						
GRANTEE: WERTMAN LARRY & LEI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 BAS=[YR=1993] W45 S22 E45 FCP=[YR=1993] E15N18 W15 S4 FST=[YR=1993] S7 E5N7W5$ E5S7W5S7$ N22$ S4E15N4$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	R-1	75.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS