BLOCK H LOT N 681/4 FT OF 1
IN OR 2113/1977
ATLANTIC HIGHLANDS SUB

RICHARDSON KAREN D
33347 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1060-000H-0011**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

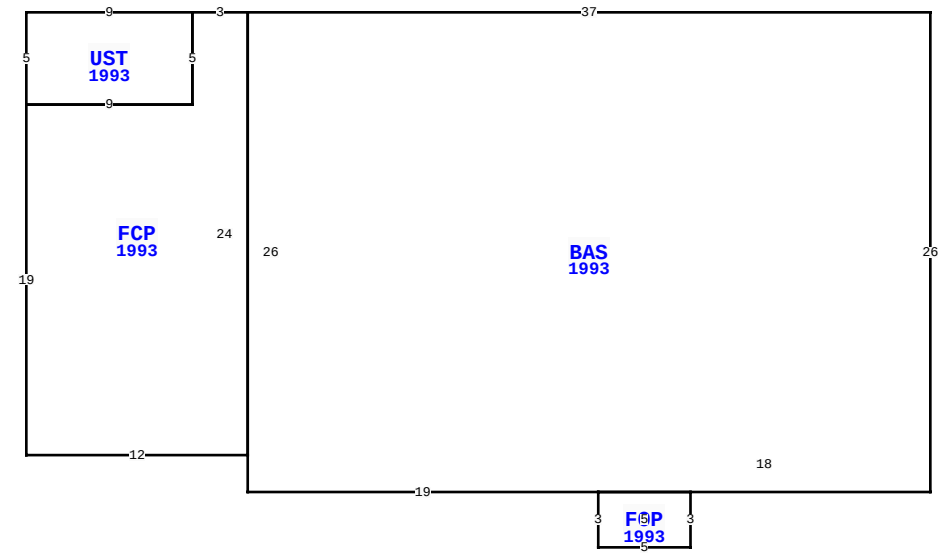
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 962 | 100 | 1993 | 962 | 90,375 |
| FCP | 243 | 25 | 1993 | 61 | 5,730 |
| FOP | 15 | 30 | 1993 | 4 | 376 |
| UST | 45 | 45 | 1993 | 20 | 1,879 |
| TOTALS | 1,265 | | | 1,047 | 98,361 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,047 | 109.7820 | 115.27 | 120,688 | 1955 | 1980 | 0 | 0 | 0 | 18.50 | 81.50 |

1 SINGLE FAM 0% - 2026 Heated Area: 962 HX Base Yr




121 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 | 98,361 |
| TOTAL MARKET OB/XF VALUE | 1,800 |
| TOTAL LAND VALUE - MARKET | 300,000 |
| TOTAL MARKET VALUE | 400,161 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 400,161 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 400,161 |
| TOTAL JUST VALUE | 400,161 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 351,348 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6846 | REPAIR/RRF | 1,200 | 12/20/1991 |
| 6832 | REPAIR/RRF | 4,868 | 12/12/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2113/1977 | 4/17/2017 | LE | U | I | 11 | 100 |
| GRANTOR: WEINZIRL OPAL M | | | | | | |
| GRANTEE: RICHARDSON KAREN D | | | | | | |
| 0357/0181 | 4/01/1982 | FS | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W37 FCP=[YR=1993] W3 UST=[YR=1993] W9 S5 E9 N5 $ S5 W9 S19 E12 N24 $ S26 E19 FOP=[YR=1993] S3 E5 N3 W5 $ E18 N26 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 24 | 10 | 240.00 | SF | 30.00 | 30.00 | 100 | 1982 | 1982 | 3 | 20 | 1,440 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 6 | 10 | 60.00 | SF | 30.00 | 30.00 | 100 | 1988 | 1988 | 3 | 20 | 360 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,800

| 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 | 68.00 | 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