

BLOCK E LOTS 1
IN OR 1782/1715
ATLANTIC HIGHLANDS SUB

LINDSEY ANN B
21 N 21ST ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000E-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1,582	122,306
BAS	216	100	216	16,699
BAS	432	100	432	33,398
FOP	48	30	14	1,083

TOTALS	2,278	2,244	173,486
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0940	SHEDS/PORT	0 100	14	8	112.00	SF	30.00	
4	1242	WD DECK A	0 100	0	0	765.00	SF	4.00	
5	1242	WD DECK A	0 100	7	8	56.00	SF	4.00	
6	1242	WD DECK A	0 100	6	4	24.00	SF	4.00	
7	0810	CONCRETE A	0 100	0	0	510.00	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	SFR	100	0006	R-1	152.00	90.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,244	107.2120	96.76	217,129	1941	1990	0	0	20.10	79.90	
1 SINGLE FAM - 100% - 2013 Heated Area: 2230 HX Base Yr 2013												

21 N 21ST ST, FERNANDINA BEACH	BLD DATE 02/04/2014	KK	LGL DATE
	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
2	0940	SHEDS/PORT	0 100	14	8	112.00	SF	30.00	30.00	100	2001	2001	3	20	672	
4	1242	WD DECK A	0 100	0	0	765.00	SF	4.00	4.00	100	2003	2003	3	22	673	
5	1242	WD DECK A	0 100	7	8	56.00	SF	4.00	4.00	100	2003	2003	3	22	49	
6	1242	WD DECK A	0 100	6	4	24.00	SF	4.00	4.00	100	2003	2003	3	22	21	
7	0810	CONCRETE A	0 100	0	0	510.00	SF	6.50	6.50	100	2003	2003	3	84	2,785	

TOTAL OB/XF										4,200						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-1	152.00	90.00	1.00	LT		1.00	1.00	0.95	275,000.00	261,250.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				173,486	
TOTAL MARKET OB/XF VALUE				4,200	
TOTAL LAND VALUE - MARKET				261,250	
TOTAL MARKET VALUE				438,936	
SOH/AGL Deduction				265,372	
ASSESSED VALUE				173,564	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				123,564	
TOTAL JUST VALUE				438,936	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				366,573	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121385	INSTALL FIXT. ETC	4,000	07/12/2012
20121356	REPIPE UNITS	1,186	07/10/2012
20121225	REPIPE	2,500	06/22/2012
20121178	REMODEL	38,000	06/19/2012
20120733	REPAIR/RRF	25,000	04/25/2012
20032769	REPAIR/RRF	3,000	03/26/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1782/1715	3/06/2012	WD	Q	I	02
GRANTOR: SAX SUSAN R					
GRANTEE: LINDSEY ANN B					
0976/1923	3/21/2001	TD	Q	I	
GRANTOR: HUTCHINS DOROTHY C TR					
GRANTEE: SAX SUSAN R					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 N10 W19 S10 W22 BAS=[YR=2003] N18 W12									
BAS=[YR=2019] W24 S18 E24N18\$ S18E12\$W4 S24 E38 FOP=[YR=1993] S6 E8 N6 W8 \$E20 N24\$.									