BLOCK N N1/2 OF LOT 2
ATLANTIC HIGHLANDS SUB
DB 39/297

TAYLOR HOLLY L
210 NORTH 19TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000N-0021

BUILDING CHARACTERISTICS

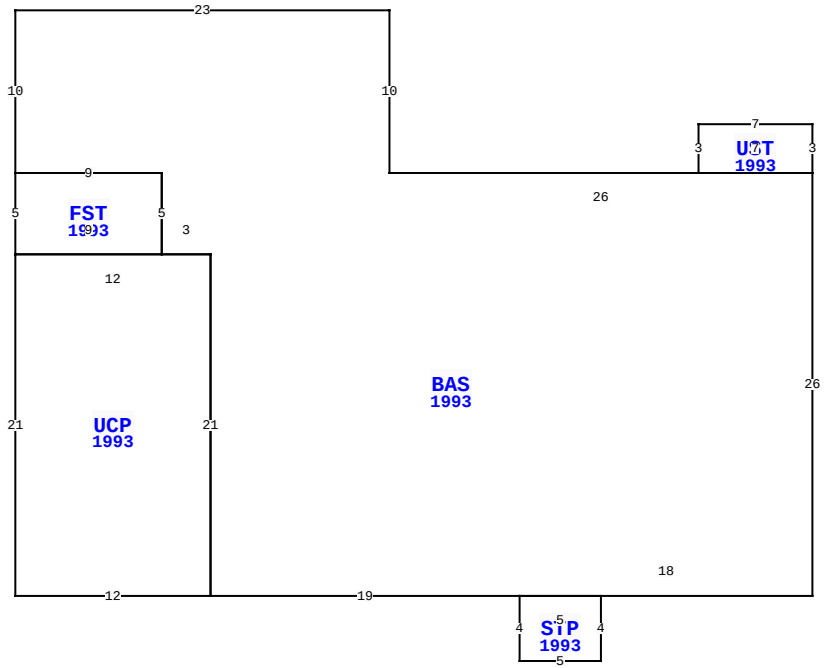
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	03	BELOW AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	1,207	100	1,207	67,791
FST	45	55	25	1,404
STP	20	10	2	113
UCP	252	20	50	2,809
UST	21	45	9	506
TOTALS	1,545		1,293	72,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,293	88.5040	79.87	103,272	1956	1980	0	0	0	29.68	70.32

1 SINGLE FAM – 100% - 2023 Heated Area: 1207 HX Base Yr 2023



210 N 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		72,621
TOTAL MARKET OB/XF VALUE		14,766
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		312,387
SOH/AGL Deduction		36,903
ASSESSED VALUE		275,484
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		175,484
TOTAL JUST VALUE		312,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060597	REPAIR/RRF	7,427	03/23/2006
6388	ADDITION	13,500	02/26/1991
3722	SWIM POOL	8,000	06/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1543	4/21/2022	TD	U	I	11	100
GRANTOR: NEWSOME DUANE K & VEN						
GRANTEE: TAYLOR HOLLY L						
1495/1112	4/30/2007	QC	U	I	01	100
GRANTOR: NEWSOME DUANE K & VEN						
GRANTEE: NEWSOME DUANE K & V						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] N3W7S3E7$ BAS=[YR=1993] W26 N10 W23 S10
FST=[YR=1993] S5 UCP=[YR=1993] S21 E12 N21W12$ E9 N5 W9$ E9
S5 E3 S21 E19 STP=[YR=1993] S4 E5 N4 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
1	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	1986	1986	3	20	5,950	
2	0820	WOOD WALK	0	100	0	0	216.00	SF	11.75	11.75	100	1986	1986	3	40	1,015	
3	0810	CONCRETE A	0	100	92	3	276.00	SF	6.50	6.50	100	1986	1986	3	52	933	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
5	0476	VF 6 SBPL	0	100	0	0	172.00	LF	32.00	32.00	100	2006	2006	3	72	3,963	
6	0845	KOOL DECK	0	100	34	3	102.00	SF	7.25	7.25	100	1986	1986	3	52	385	

LAND DESCRIPTION

TOTAL OB/XF 14,766

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	SFR	100	0006	R-1	0.00	100.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS