BLOCK E LOTS 1
ATLANTIC HIGHLANDS SUB
DB 39/297

LINDSEY ANN B L/E/
21 N 21ST ST
FERNANDINA BEACH, FL 32034

**2024**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

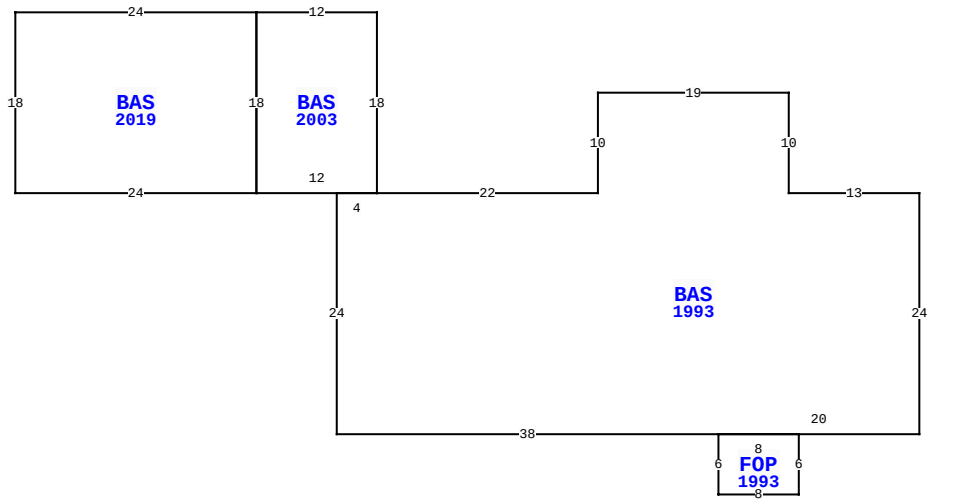
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 60 |
| Exterior Wall | 10 | ABOVE AVG 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY 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 | 128,096 |
| BAS | 216 | 100 | 216 | 17,490 |
| BAS | 432 | 100 | 432 | 34,979 |
| FOP | 48 | 30 | 14 | 1,134 |
| TOTALS | 2,278 | | 2,244 | 181,698 |

## 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 | 101.85 | 228,551 | 1941 | 1990 | 0 | 0 | 0 | 20.50 | 79.50 |

1 SINGLE FAM – 100% - 2013 Heated Area: 2230 HX Base Yr 2013




| | | | |
|---|---|---|---|
| BLD DATE | 02/04/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

21 N 21ST ST, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 181,698 |
| TOTAL MARKET OB/XF VALUE | | 4,133 |
| TOTAL LAND VALUE - MARKET | | 261,250 |
| TOTAL MARKET VALUE | | 447,081 |
| SOH/AGL Deduction | | 268,310 |
| ASSESSED VALUE | | 178,771 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 128,771 |
| TOTAL JUST VALUE | | 447,081 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 438,936 |

| 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 | SALE PRICE |
|---|---|---|---|---|---|---|
| 2715/1460 | 5/31/2024 | QC | U | I | 11 | 100 |
| GRANTOR: LINDSEY ANN B | | | | | | |
| GRANTEE: MONASTERSKY CLAIRE | | | | | | |
| 1782/1715 | 3/06/2012 | WD | Q | I | 02 | 149,900 |
| GRANTOR: SAX SUSAN R | | | | | | |
| GRANTEE: LINDSEY ANN B | | | | | | |

## 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 $E20 N24$ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 14 | 8 | 112.00 | SF | 30.00 | 30.00 | 100 | 2001 | 2001 | 3 | 20 | 672 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 765.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 21 | 643 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 7 | 8 | 56.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 21 | 47 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 6 | 4 | 24.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 21 | 20 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 510.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 2,751 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,133

| 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 | 152.00 | 90.00 | 1.00 | LT | | 1.00 | 1.00 | 0.95 | 275,000.00 | 261,250.00 | 261,250 | | | | | | | |

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 261,250 Market: 0 Agricultural: 0 Common: 261,250 PRINTED 08/06/2024 BY SYS