

BLOCK E LOTS PT OF 2-3 & 5
& ALL OF LOT 4
IN OR 2403/1621

HACKNEY MARCIA K
2019 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000E-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	12 HARDWOOD 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

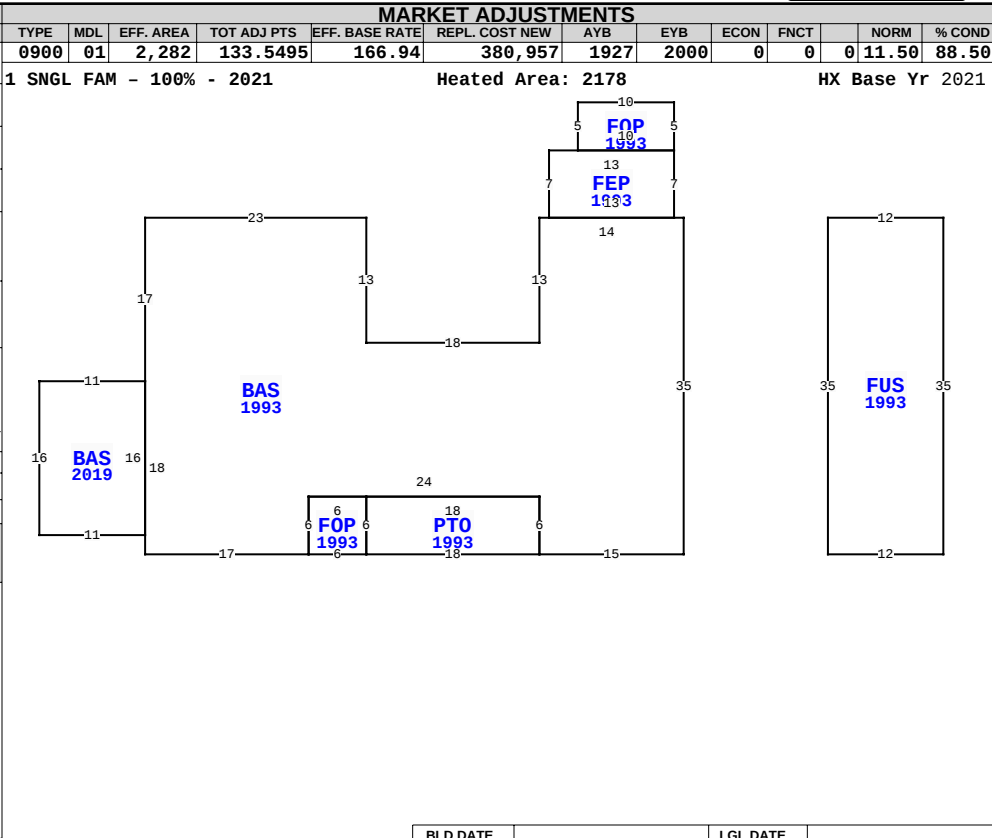
MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1,582	233,728
BAS	176	100	176	26,002
FEP	91	80	73	10,785
FOP	36	30	11	1,625
FOP	50	30	15	2,216
FUS	420	100	420	62,052
PTO	108	5	5	739

TOTALS	2,463	2,282	337,147
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EXTRA FEATURES	
L N	OB/XF CODE
1	0940
2	0810
3	0504
4	0825
5	0825
6	0825
7	0476
8	0861
9	0855



2019 ATLANTIC AVE, FERNANDINA BEACH	03/27/2024	MLU
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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
1	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1980	1980	3	20	1,200	
2	0810	CONCRETE A	0 100	69	16	1,104.00	SF	6.50	6.50	100	1986	1986	3	49.5	3,552	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1927	1927	3	20	400	
4	0825	BRICK	0 100	4	8	32.00	SF	25.00	25.00	100	1927	1927	3	20	160	
5	0825	BRICK	0 100	0	0	452.00	SF	6.25	6.25	100	2019	2019	3	99	2,797	
6	0825	BRICK	0 100	0	0	986.00	SF	6.25	6.25	100	2001	2001	3	94	5,793	
7	0476	VF 6 SBPL	0 100	0	0	96.00	LF	32.00	32.00	100	2016	2016	3	90	2,765	
8	0861	POOL GUNIT	0 100	0	0	264.00	SF	85.00	85.00	100	2021	2021	3	95	21,318	
9	0855	CONC PAVER	0 100	0	0	1,944.00	SF	10.00	10.00	100	2021	2021	3	99	19,246	

LAND DESCRIPTION										TOTAL OB/XF					57,231			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000100	C	SFR	100		R-1	154.00	176.00	154.00	FF	1	1.20	1.00	1.08	3,200.00	3,456.00	5	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			337,147
TOTAL MARKET OB/XF VALUE			57,231
TOTAL LAND VALUE - MARKET			532,224
TOTAL MARKET VALUE			926,602
SOH/AGL Deduction			297,820
ASSESSED VALUE			628,782
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			578,782
TOTAL JUST VALUE			926,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			779,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211033	SWIM POOL	0	02/08/2021
20190302	REMODEL	0	06/10/2019
20062512	REPLAC WINDOW W/D	980	11/09/2006
20062259	4 WINDOWS REPLACE	0	09/26/2006
20061977	H/AC	5,000	08/24/2006
3813B	N/A	1,200	07/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1621	10/26/2020	WD	Q	I	01	655,000
GRANTOR:MAZINGO STEPHEN L & A						
GRANTEE:HACKNEY MARCIA K						
1885/0868	10/16/2013	WD	Q	I	02	350,000
GRANTOR:PIJOR DAVID W & KATHL						
GRANTEE:MAZINGO STEPHEN L &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W1 FEP=[YR=1993] N7 FOP=[YR=1993] N5 W10S5E10SW13 S7 E13\$ W14 S13 W18 N13 W23 S17 BAS=[YR=2019] W11 S16 E11 N16\$ S18 E17 FOP=[YR=1993] E6 PTO=[YR=1993] E18 N6 W18 S6 \$ N6 W6 S6 \$ N6 E24 S6E15 N35 \$ PTR = E15 FUS=[YR=1993] E12 S35 W12 N35 \$ W15 \$.	