

BLOCK C LOT N 1/2 OF 1
IN OR 1842/1005
ATLANTIC HIGHLANDS SUB

MCGIRT JANICE M LVG TRUST/MCGIRT JANICE M TRUSTEE
21 N 19TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000C-0011



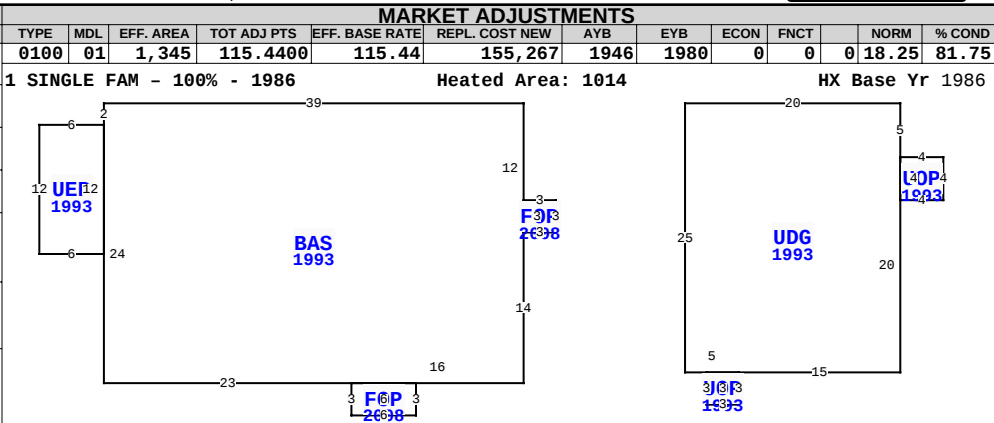
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD\$ 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1993	1,014	95,693
FOP	9	30	2008	3	283
FOP	18	30	2008	5	472
UDG	500	55	1993	275	25,952
UEP	72	60	1993	43	4,058
UOP	9	20	1993	2	189
UOP	16	20	1993	3	283
TOTALS	1,638			1,345	126,931

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	180.00	SF	6.50	6.50
3	1242	WD DECK A	0 100	10	3	30.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	76.00	137.00	1.00



BLD DATE	07/22/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/09/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF									
1,039									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		126,931	
TOTAL MARKET OB/XF VALUE		1,039	
TOTAL LAND VALUE - MARKET		255,000	
TOTAL MARKET VALUE		382,970	
SOH/AGL Deduction		316,612	
ASSESSED VALUE		66,358	
TOTAL EXEMPTION VALUE		HX HB WX	46,358
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		382,970	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070058	REPAIR/RRF	2,300	01/12/2007
984512	XF0B	800	11/11/1998
B9610090	REPAIR/RRF	5,000	10/18/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1842/1005	2/27/2013	WD	U	I	30
GRANTOR: MCGIRT JANICE M					
GRANTEE: MCGIRT JANICE M TRU					
0443/0540	1/01/1985	WD	U	I	40,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W39 S2 UEP=[YR=1993] W6 S12 E6 N12 \$ S24 E23 FOP=[YR=2008] S3 E6 N3 W6 \$ E16 N14 FOP=[YR=2008] E3 N3 W3 S3 \$ N12 \$ PTR= E15 UDG=[YR=1993] E20 S5 UOP=[YR=1993] E4 S4 W4 N4 \$ S20 W15 UOP=[YR=1993] S3 W3 N3 E3 \$ W5 N25 \$ W15 \$.									