BLOCK C S1/2 OF LOT 1
IN OR 1387/386
ATLANTIC HIGHLANDS SUB

SHARPE PATRICK J & SUSAN MICHELLE
15 N 19TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000C-0012

BUILDING CHARACTERISTICS

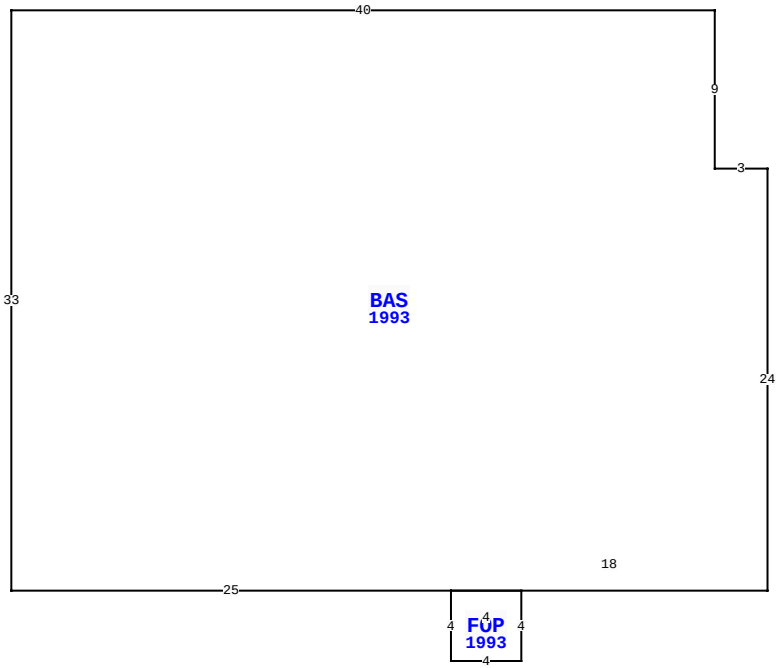
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,392	100	1993	1,392	203,616
FOP	16	30	1993	5	731
TOTALS	1,408			1,397	204,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,397	125.4708	165.62	231,371	1946	2000	0	0	0	11.68	88.32

1 SNGL FAM – 100% - 2007 Heated Area: 1392 HX Base Yr 2007



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

15 N 19TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,347
TOTAL MARKET OB/XF VALUE		3,906
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		463,253
SOH/AGL Deduction		290,087
ASSESSED VALUE		173,166
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,444
TOTAL JUST VALUE		463,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052014	REMODEL	3,000	06/16/2005
20051897	REMODEL	2,000	06/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1893	5/18/2021	QC	U	I	11	100
GRANTOR: SHARPE PATRICK J & SU						
GRANTEE: SHARPE PATRICK J &						
2463/1307	1/18/2013	QC	U	I	11	100
GRANTOR: SHARPE PATRICK J & SU						
GRANTEE: SHARPE PATRICK J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S33 E25 FOP=[YR=1993] S4 E4 N4 W4$ E18 N24 W3 N9$.

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	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	100	1980	1980	3	30	468	
2	0810	CONCRETE A	0	100	3	24	72.00	SF	6.50	6.50	100	1946	1946	3	20	94	
3	0810	CONCRETE A	0	100	16	24	384.00	SF	6.50	6.50	100	1996	1996	3	70	1,747	
4	0940	SHEDS/PORT	0	100	22	11	242.00	SF	30.00	30.00	100	2005	2005	3	22	1,597	

LAND DESCRIPTION

TOTAL OB/XF 3,906

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	RES	100	0006	R-1	76.00	137.00	1.00	LT		1.00	1.00	0.85	300,000.00	255,000.00	255,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS