

BLOCK E LOTS 1
ATLANTIC HIGHLANDS SUB
DB 39/297

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

2025

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



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1993	1,582	134,158
BAS	216	100	2003	216	18,317
BAS	432	100	2019	432	36,635
FOP	48	30	1993	14	1,187

TOTALS	2,278			2,244	190,298
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	14	8	112.00	SF	30.00	30.00
2	1242	WD DECK A	0 100	0	0	765.00	SF	4.00	4.00
3	1242	WD DECK A	0 100	7	8	56.00	SF	4.00	4.00
4	1242	WD DECK A	0 100	6	4	24.00	SF	4.00	4.00
5	0810	CONCRETE A	0 100	0	0	510.00	SF	6.50	6.50

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	152.00	90.00	1.00

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	107.21	240,579	1941	1990	0	0	20.90	79.10	
1 SINGLE FAM - 100% - 2013 Heated Area: 2230 HX Base Yr 2013												
21 N 21ST ST, FERNANDINA BEACH												

BLD DATE	02/04/2014	KK	LGL DATE		
XF DATE			LAND DATE	04/09/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,298	
TOTAL MARKET OB/XF VALUE		4,066	
TOTAL LAND VALUE - MARKET		285,000	
TOTAL MARKET VALUE		479,364	
SOH/AGL Deduction		295,409	
ASSESSED VALUE		183,955	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		133,233	
TOTAL JUST VALUE		479,364	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,081	

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
2715/1460	5/31/2024	QC	U	I	11
GRANTOR: LINDSEY ANN B					
GRANTEE: MONASTERSKY CLAIRE					
1782/1715	3/06/2012	WD	Q	I	02
GRANTOR: SAX SUSAN R					
GRANTEE: LINDSEY ANN B					

BUILDING NOTES									
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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\$.									