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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

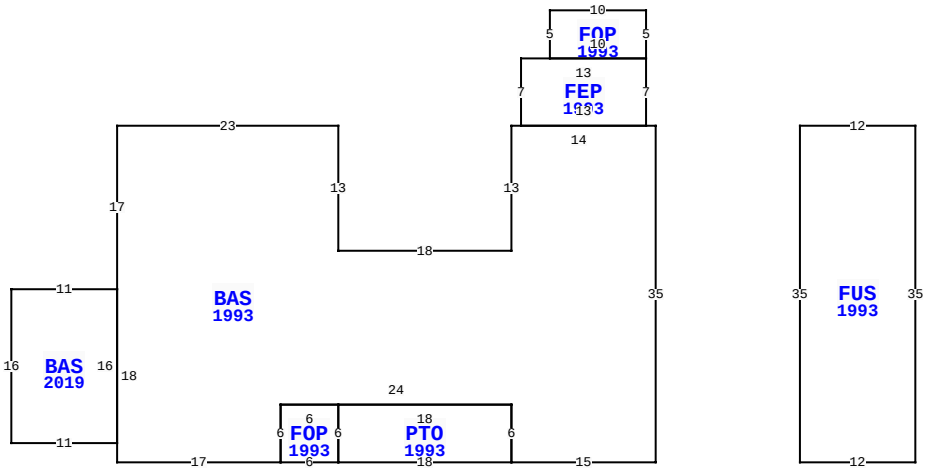
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1993	1,582	245,424
BAS	176	100	2019	176	27,304
FEP	91	80	1993	73	11,325
FOP	36	30	1993	11	1,706
FOP	50	30	1993	15	2,327
FUS	420	100	1993	420	65,157
PTO	108	5	1993	5	775
TOTALS	2,463			2,282	354,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,282	133.5495	176.29	402,294	1927	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2021 Heated Area: 2178 HX Base Yr 2021



2019 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		354,019
TOTAL MARKET OB/XF VALUE		56,572
TOTAL LAND VALUE - MARKET		532,224
TOTAL MARKET VALUE		942,815
SOH/AGL Deduction		295,798
ASSESSED VALUE		647,017
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		596,295
TOTAL JUST VALUE		942,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		926,602

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

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=1993] N7 FOP=[YR=1993] N5 W10S5E10$W13 S7 E13$ 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 $.

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	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	47	3,373	
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	89	2,734	
8	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2021	2021	3	93	20,869	
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 56,572

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		R-1	154.00	176.00	154.00	FF	1	1.20	1.00	1.08	3,200.00	3,456.00	532,224							

REVIEW DATE 03/01/2022 BY DJ Total Acres: 0.00 Total Land Value: 532,224 Market: 0 Agricultural: 0 Common: 532,224 PRINTED 07/30/2025 BY SYS