BLOCK H LOT S 1/2 OF 4
IN OR 711/21
ATLANTIC HIGHLANDS SUB

MORGAN ELLYN
103 N 19TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000H-0042

BUILDING CHARACTERISTICS

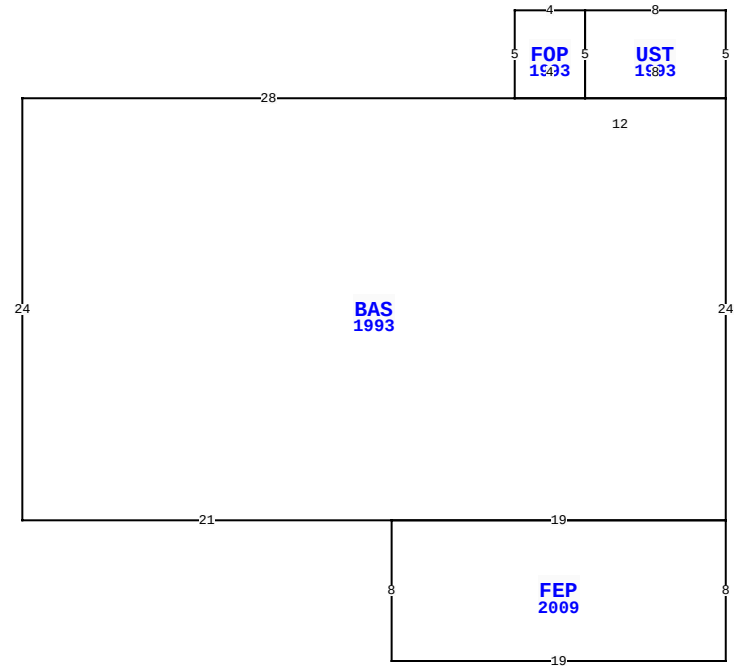
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	960	100	1993	960	81,465
FEP	152	80	2009	122	10,352
FOP	20	30	1993	6	509
UST	40	45	1993	18	1,527
TOTALS	1,172			1,106	93,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,106	106.3392	106.34	117,612	1955	1995	0	0	0	20.20	79.80

1 SINGLE FAM – 100% - 1995 Heated Area: 960 HX Base Yr 1995



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

103 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		93,854
TOTAL MARKET OB/XF VALUE		953
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		349,807
SOH/AGL Deduction		265,715
ASSESSED VALUE		84,092
TOTAL EXEMPTION VALUE	HX HB SX	84,092
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090862	REPAIR/RRF	2,225	07/02/2009
20041155	XFOB	1,000	06/22/2004
8132	REPAIR/RRF	1,200	02/04/1994
8022	REPAIR/RRF	2,200	12/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0711/0021	8/11/1994	WD	U	I	12	75,000
GRANTOR: WHERLEY ROBERT F & KA						
GRANTEE: MORGAN ELLYN						
0588/0766	1/22/1990	QC	Q	I	01	100
GRANTOR: WHERLEY ROBERT & K						
GRANTEE: WHERLEY ROBERT & K						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 FOP=[YR=1993] W4 S5 BAS=[YR=1993] W28 S24 E21FEP=[YR=2009] S8 E19N8W19$E19N24 W12 $ E4 N5 $ S5 E8 N5 $.

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	0	0	456.00	SF	6.50	6.50	100	1955	1955	3	20	593	
2	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	1994	1994	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 953

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	68.00	137.00	1.00	LT		1.00	1.00	0.85	300,000.00	255,000.00	255,000							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS