BLOCK N N1/2 OF LOT 2
ATLANTIC HIGHLANDS SUB
DB 39/297

TAYLOR HOLLY L
210 NORTH 19TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000N-0021

BUILDING CHARACTERISTICS

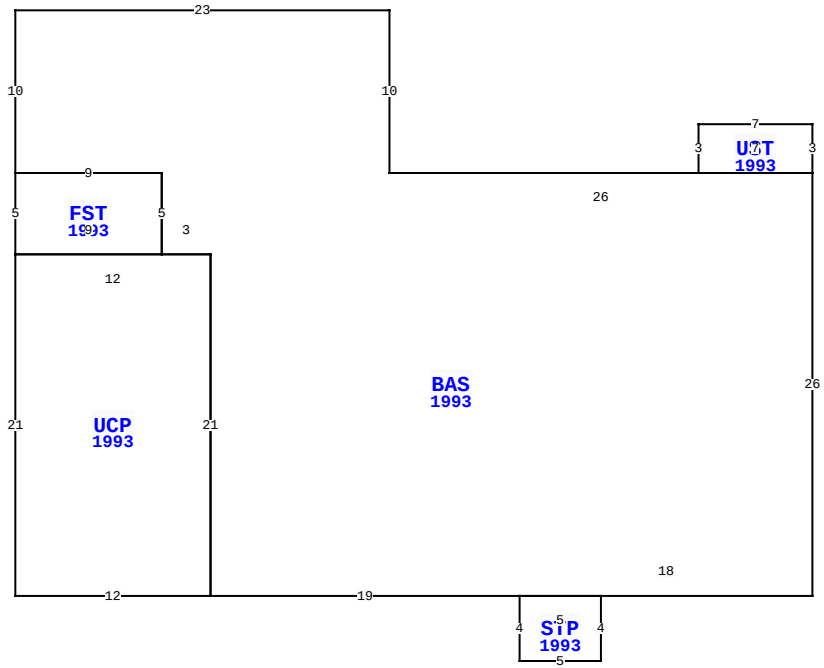
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	03	BELOW AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	1,207	100	1993	1,207	73,994
FST	45	55	1993	25	1,533
STP	20	10	1993	2	123
UCP	252	20	1993	50	3,065
UST	21	45	1993	9	552
TOTALS	1,545			1,293	79,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,293	88.5040	88.50	114,430	1956	1980	0	0	0	30.73	69.27

1 SINGLE FAM – 100% - 2023 Heated Area: 1207 HX Base Yr 2023



210 N 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		79,266
TOTAL MARKET OB/XF VALUE		14,169
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		318,435
SOH/AGL Deduction		26,457
ASSESSED VALUE		291,978
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		191,256
TOTAL JUST VALUE		318,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060597	REPAIR/RRF	7,427	03/23/2006
6388	ADDITION	13,500	02/26/1991
3722	SWIM POOL	8,000	06/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1543	4/21/2022	TD	U	I	11	100
GRANTOR: NEWSOME DUANE K & VEN						
GRANTEE: TAYLOR HOLLY L						
1495/1112	4/30/2007	QC	Q	I	01	100
GRANTOR: NEWSOME DUANE K & VEN						
GRANTEE: NEWSOME DUANE K & V						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] N3W7S3E7$ BAS=[YR=1993] W26 N10 W23 S10
FST=[YR=1993] S5 UCP=[YR=1993] S21 E12 N21W12$ E9 N5 W9$ E9
S5 E3 S21 E19 STP=[YR=1993] S4 E5 N4 W5$ E18 N26$.

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	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	1986	1986	3	20	5,950	
2	0820	WOOD WALK	0	100	0	0	216.00	SF	11.75	11.75	100	1986	1986	3	40	1,015	
3	0810	CONCRETE A	0	100	92	3	276.00	SF	6.50	6.50	100	1986	1986	3	47	843	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
5	0476	VF 6 SBPL	0	100	0	0	172.00	LF	32.00	32.00	100	2006	2006	3	66	3,633	
6	0845	KOOL DECK	0	100	34	3	102.00	SF	7.25	7.25	100	1986	1986	3	47	348	

LAND DESCRIPTION

TOTAL OB/XF 14,169

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	0.00	100.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS