BLOCK N N1/3 OF LOT 3
IN OR 1783/480
ATLANTIC HIGHLANDS SUB

SMART TIMOTHY P & MARY F
154 N 19TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000N-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

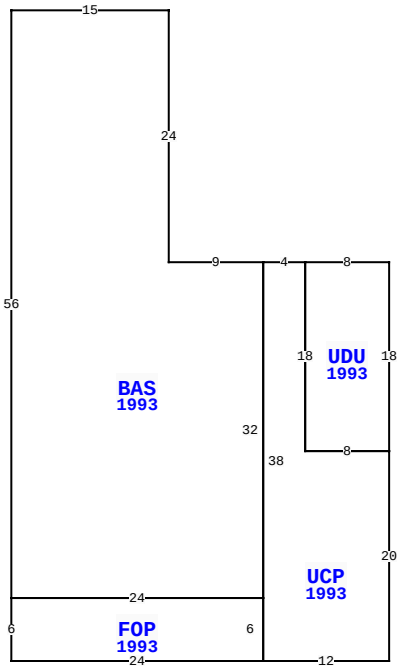
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,128	100	1993	1,128	98,023
FOP	144	30	1993	43	3,737
UCP	312	20	1993	62	5,388
UDU	144	55	1993	79	6,865
TOTALS	1,728			1,312	114,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	107.9520	107.95	141,630	1949	1998	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1128 HX Base Yr 2013



154 N 19TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		114,012
TOTAL MARKET OB/XF VALUE		6,071
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		345,083
SOH/AGL Deduction		233,746
ASSESSED VALUE		111,337
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,615
TOTAL JUST VALUE		345,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210714	REPAIR/RRF	0	09/01/2021
20091659	H/AC	5,900	12/04/2009
20071372	CRUSHED SHELL DRI	1,000	07/24/2007
20060932	REROOF W/SHINGLES	3,500	05/01/2006
20022267	200 AMP,STOVE,WTR	3,000	01/02/2003
2002268	REROOF CARPORT	1,950	02/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1783/0480	3/08/2012	WD	Q	I	01	128,000
GRANTOR: PITTS JOHN F & WANDA						
GRANTEE: SMART TIMOTHY P & M						
1098/1367	12/05/2002	WD	Q	I		116,000
GRANTOR: MEEKS BOBBIE D						
GRANTEE: PITTS JOHN F & WAND						

BUILDING NOTES

BUILDING DIMENSIONS

UDU=[YR=1993] W8 UCP=[YR=1993] W4 BAS=[YR=1993] W9 N24 W15 S56 FOP=[YR=1993] S6 E24 N6 W24$ E24 N32$ S38 E12 N20 W8 N18$ S18 E8 N18$.

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	665.00	SF	6.50	6.50	100	1949	1949	3	20	865	
2	0810	CONCRETE A	0	100	0	0	777.00	SF	6.50	6.50	100	1970	1970	3	20	1,010	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
4	0351	CARPORT MT	0	100	23	9	207.00	SF	10.00	10.00	100	2000	2000	3	20	414	
5	0940	SHEDS/PORT	0	100	7	10	70.00	SF	30.00	30.00	100	1990	1990	3	20	420	
6	0825	BRICK	0	100	31	4	124.00	SF	8.75	8.75	100	2010	2010	3	97	1,052	

LAND DESCRIPTION

TOTAL OB/XF 6,071

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	56.00	100.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS