BLOCK N LOT N1/2 OF 4
ATLANTIC HIGHLANDS SUB
DB 39/297

DRURY ELIZABETH J L/E/
138 N 19TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000N-0041

BUILDING CHARACTERISTICS

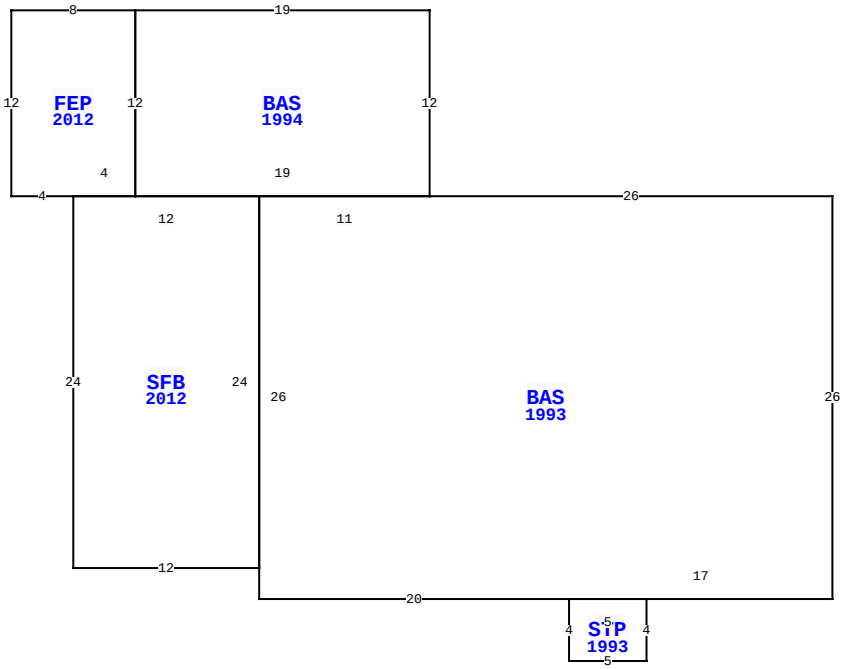
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	962	100	1993	962	124,520
BAS	228	100	1994	228	29,512
FEP	96	80	2012	77	9,967
SFB	288	80	2012	230	29,771
STP	20	10	1993	2	259
TOTALS	1,594			1,499	194,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,499	112.7100	148.78	223,021	1956	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2021 Heated Area: 1420 HX Base Yr 2021



138 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		218,761
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		446,771
SOH/AGL Deduction		117,926
ASSESSED VALUE		328,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,123
TOTAL JUST VALUE		446,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200269	GARAGE	57,715	10/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1915	2/14/2023	WD	U	I	11	100
GRANTOR: DRURY ELIZABETH J						
GRANTEE: BLODGETT JOHN ROBIN						
2108/1424	3/15/2017	WD	Q	I	01	249,000
GRANTOR: HIGGINS JANICE M & JA						
GRANTEE: DRURY ELIZABETH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=1994] N12 W19 FEP=[YR=2012] W8 S12 E4 SFB=[YR=2012] S24 E12 N24 W12$ E4N12$ S12 E19$ W11 S26 E20 STP=[YR=1993] S4 E5 N4 W5 $ E17 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	1242	WD DECK A	0	100	0	0	270.00	SF	10.00	10.00	100	2000	2000	3	20	540	
2	0810	CONCRETE A	0	100	0	0	448.00	SF	6.50	6.50	100	1996	1996	3	70	2,038	
3	0351	CARPORT MT	0	100	0	0	216.00	SF	10.00	10.00	100	2000	2000	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	83.00	100.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

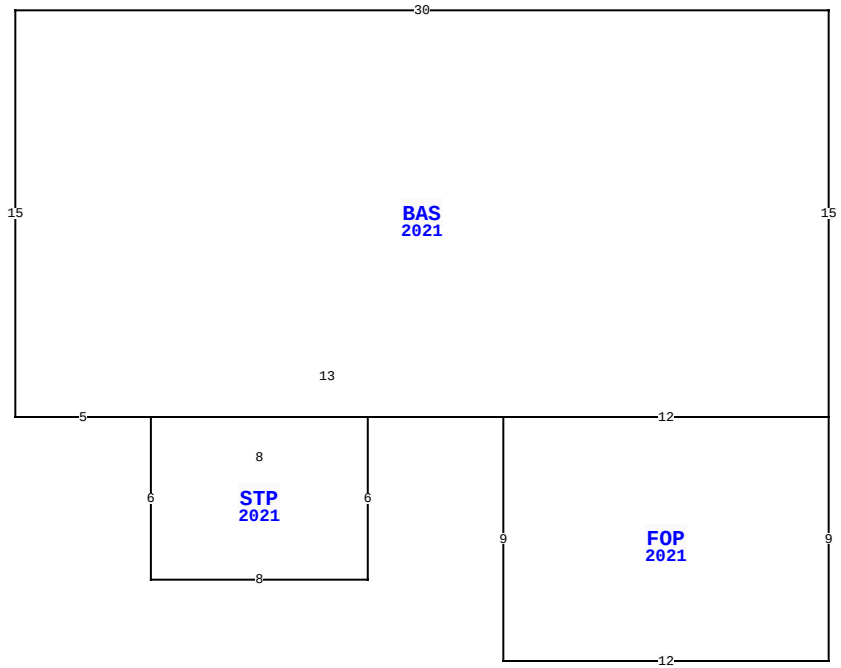
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2021	450	22,854
FOP	108	30	2021	32	1,626
STP	48	10	2021	5	254
TOTALS	606			487	24,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	487	96.8000	51.30	24,983	2021	2021	0	0	0	1.00	99.00

2 ACCESORY U – 100% - 2021 Heated Area: 450 HX Base Yr 2021



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2108/1424	3/15/2017	WD	Q	I	01	249,000
GRANTOR: HIGGINS JANICE M & JA						
GRANTEE: DRURY ELIZABETH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S15 E5 STP=[YR=2021] S6 E8 N6 W8$
E13FOP=[YR=2021] S9 E12 N9 W12$ E12 N15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS