PT LOT 19 & FRACTIONAL
PORTIONS OF UNDEVELOPED
15TH ST IN OR 2688/956 AS PAR B

PICKETT STEVE & ANGELA
218 WESLEY ROAD
GREEN COVE SPRINGS, FL 32043

2025

00-00-31-1600-0019-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

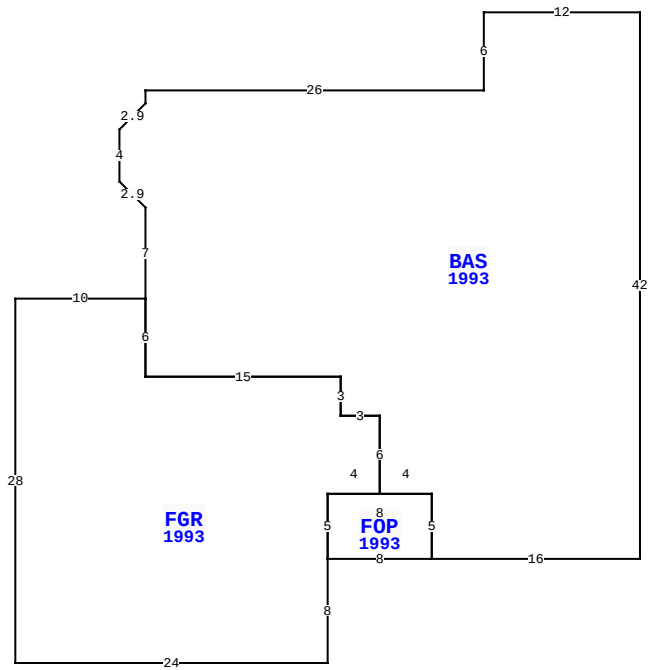
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1993	1,189	158,713
FGR	615	55	1993	338	45,118
FOP	40	30	1993	12	1,602
TOTALS	1,844			1,539	205,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,539	122.2011	161.31	248,256	1986	1986	0	0	0	17.25	82.75

1 SNGL FAM – 0% - 2024 Heated Area: 1189 HX Base Yr



1421 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	205,432
TOTAL MARKET OB/XF VALUE	34,394
TOTAL LAND VALUE - MARKET	405,000
TOTAL MARKET VALUE	644,826
SOH/AGL Deduction	0
ASSESSED VALUE	644,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	644,826
TOTAL JUST VALUE	644,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0		1,950	01/26/2024
20122233	7X16 GARAGE DOOR	1,310	10/30/2012
20110465	REPLACE 300SF SID	1,500	03/30/2011
20040520	BLACK CHAIN-LINK	3,000	03/17/2004
20033221	REROOF	4,000	06/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1445	2/20/2024	WD	U	I	11	100
GRANTOR: THORNTON JACK R ET AL						
GRANTEE: PICKETT STEVE & ANG						
2688/956	12/21/2023	WD	Q	I	05	1,200,000
GRANTOR: THORNTON JACK R & KAT						
GRANTEE: PICKETT STEVE & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S6 W26 S1 D2 L2 S4 D2 R2 S7FGR=[YR=1993] W10S28E24 N8 FOP=[YR=1993] E8 N5 W8 S5 $ N5 E4 N6 W3 N3 W15 N6 $ S6 E15 S3 E3 S6 E4 S5 E16 N42 $.

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	0	49	16	784.00	SF	6.50	6.50	100	1986	1986	3	47	2,395	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
3	0811	CONCRETE B	0	0	0	0	82.00	SF	5.20	5.20	100	1986	1986	3	47	200	
4	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	1986	1986	3	20	24	
5	1242	WD DECK A	0	0	16	26	416.00	SF	10.00	10.00	100	1986	1986	3	20	832	
6	0510	GARAGE WD-	0	0	12	28	336.00	SF	35.00	35.00	100	2006	2006	3	40	4,704	
7	0300	BOAT DCK W	0	0	357	4	1,428.00	SF	60.00	60.00	100	1999	1999	3	26	22,277	
8	0311	WD GANG WY	0	0	0	0	20.00	SF	45.00	45.00	100	1999	1999	3	20	180	
9	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	1999	1999	3	26	1,352	
10	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400	

TOTAL OB/XF 34,394

LAND DESCRIPTION

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	000131	C	RES CREEK	0		R-1	90.00	135.00	90.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	405,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS