BLOCK 1 LOT 25
CITY OF FDNA BEACH

SMITH CHARLES MANFORD JR & JAYE SPIVEY
19 N 2ND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0001-0250

BUILDING CHARACTERISTICS

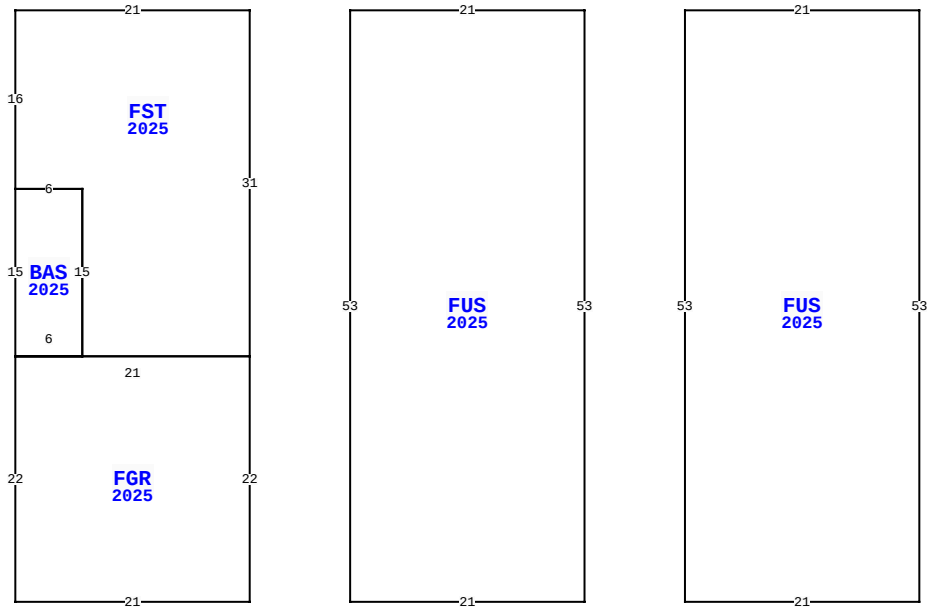
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100	2025	90	31,649
FGR	462	55	2025	254	89,322
FST	561	55	2025	309	108,663
FUS	1,113	100	2025	1,113	391,398
FUS	1,113	100	2025	1,113	391,398
TOTALS	3,339			2,879	1,012,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,879	222.5685	351.66	1,012,429	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2316 HX Base Yr 2025



19 N 2ND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/10/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,012,429
TOTAL MARKET OB/XF VALUE		19,200
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		1,211,629
SOH/AGL Deduction		136,270
ASSESSED VALUE		1,075,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,024,637
TOTAL JUST VALUE		1,211,629
NCON VALUE		1,031,629
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222128			06/06/2024
20222128	NEW CONSTR	0	05/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1521	6/03/2024	SW	Q	I	01	1,356,500
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SMITH CHARLES MANFO						
2495/1679	9/10/2021	WD	Q	V	05	950,000
GRANTOR: DOWNTOWN CRAB LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	12,750.00	12,750.00	100	2025	2024		100	12,750	
2	0855	CONC PAVER	0	100	0	0	645.00	SF	10.00	10.00	100	2025	2024		100	6,450	

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=-40,0] E21 S53 W21 N53 $
FUS=[YR=2025;ORIG=-10,0] E21 S53 W21 N53 $
FST=[YR=2025;ORIG=-70,0] E21 S31 W21 E6 N15 W6 N16 $
FGR=[YR=2025;ORIG=-70,31] E21 S22 W21 N22 $
BAS=[YR=2025;ORIG=-70,16] E6 S15 W6 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,200

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	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.20	1.20	60.00	72.00	180,000							

REVIEW DATE 07/17/2024 BY HS Total Acres: 0.06 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS