BLOCK C LOT N 1/2 OF 1
IN OR 1842/1005
ATLANTIC HIGHLANDS SUB

MCGIRT JANICE M LVG TRUST/MCGIRT JANICE M TRUSTEE
21 N 19TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000C-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

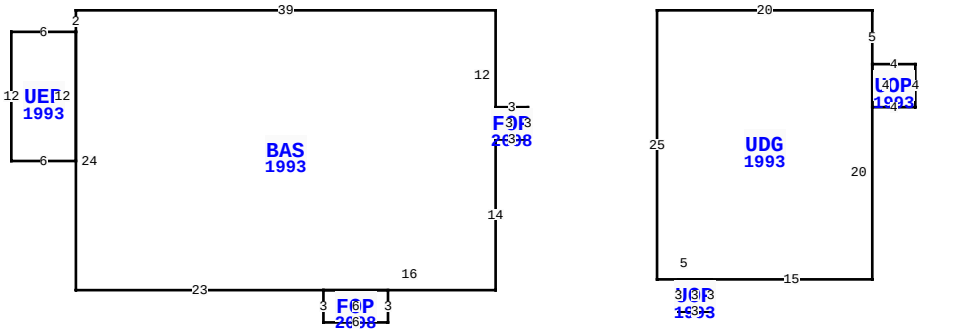
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1993	1,014	100,169
FOP	9	30	2008	3	297
FOP	18	30	2008	5	494
UDG	500	55	1993	275	27,166
UEP	72	60	1993	43	4,248
UOP	9	20	1993	2	197
UOP	16	20	1993	3	297
TOTALS	1,638			1,345	132,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	115.4400	121.21	163,027	1946	1980	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 1986 Heated Area: 1014 HX Base Yr 1986



21 N 19TH ST, FERNANDINA BEACH

BLD DATE	07/22/2014	KK	LGL DATE		
XF DATE			LAND DATE	04/09/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,867
TOTAL MARKET OB/XF VALUE		793
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		433,660
SOH/AGL Deduction		365,510
ASSESSED VALUE		68,150
TOTAL EXEMPTION VALUE	HX HB WX	48,150
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		433,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070058	REPAIR/RRF	2,300	01/12/2007
984512	XFOB	800	11/11/1998
B9610090	REPAIR/RRF	5,000	10/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1842/1005	2/27/2013	WD	U	I	30	100
GRANTOR: MCGIRT JANICE M						
GRANTEE: MCGIRT JANICE M TRU						
0443/0540	1/01/1985	WD	U	I		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S2 UEP=[YR=1993] W6 S12 E6 N12 $ S24 E23 FOP=[YR=2008] S3 E6 N3 W6 $ E16 N14 FOP=[YR=2008] E3 N3 W3 S3 $ N12 $ PTR= E15 UDG=[YR=1993] E20 S5 UOP=[YR=1993] E4 S4 W4 N4 $ S20 W15 UOP=[YR=1993] S3 W3 N3 E3 $ W5 N25 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1946	1946	3	20	700	
3	1242	WD DECK A	0	100	10	3	30.00	SF	10.00	10.00	100	2009	2009	3	31	93	

LAND DESCRIPTION

TOTAL OB/XF 793

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	76.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS