BLOCK E LOTS 1
ATLANTIC HIGHLANDS SUB
DB 39/297

LINDSEY ANN B L/E/
21 N 21ST ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000E-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

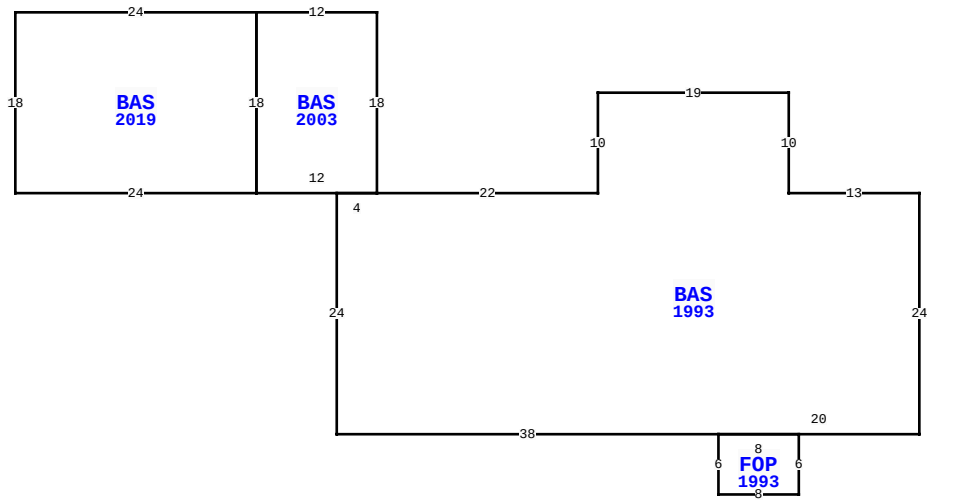
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,582	100	1993	1,582	140,154
BAS	216	100	2003	216	19,136
BAS	432	100	2019	432	38,272
FOP	48	30	1993	14	1,240
TOTALS	2,278			2,244	198,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	107.2120	112.57	252,607	1941	1990	0	0	0	21.30	78.70

1 SINGLE FAM 100% - 2013 Heated Area: 2230 HX Base Yr 2013



21 N 21ST ST, FERNANDINA BEACH

BLD DATE	02/04/2014 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		198,802
TOTAL MARKET OB/XF VALUE		1,348
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		500,150
SOH/AGL Deduction		311,228
ASSESSED VALUE		188,922
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,511
TOTAL JUST VALUE		500,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121385	INSTALL FIXT. ETC	4,000	07/12/2012
20121356	REPIPE UNITS	1,186	07/10/2012
20121225	REPIPE	2,500	06/22/2012
20121178	REMODEL	38,000	06/19/2012
20120733	REPAIR/RRF	25,000	04/25/2012
20032769	REPAIR/RRF	3,000	03/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1460	5/31/2024	QC	U	I	11	100
GRANTOR: LINDSEY ANN B						
GRANTEE: MONASTERSKY CLAIRE						
1782/1715	3/06/2012	WD	Q	I	02	149,900
GRANTOR: SAX SUSAN R						
GRANTEE: LINDSEY ANN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N10 W19 S10 W22 BAS=[YR=2003] N18 W12 BAS=[YR=2019] W24 S18 E24N18$ S18E12$W4 S24 E38 FOP=[YR=1993] S6 E8 N6 W8 $E20 N24$.

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	0940	SHEDS/PORT	0	100	14	8	112.00	SF	30.00	30.00	100	2001	2001	3	20	672	
2	1242	WD DECK A	0	100	0	0	765.00	SF	4.00	4.00	100	2003	2003	3	20	612	
3	1242	WD DECK A	0	100	7	8	56.00	SF	4.00	4.00	100	2003	2003	3	20	45	
4	1242	WD DECK A	0	100	6	4	24.00	SF	4.00	4.00	100	2003	2003	3	20	19	

LAND DESCRIPTION

TOTAL OB/XF 1,348

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	152.00	90.00	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