

BLOCK E LOTS PT OF 2-3 & 5
& ALL OF LOT 4
IN OR 2834/1672

PEARSON DEAN
2019 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000E-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1993	1,582	256,959
BAS	176	100	2019	176	28,587
FEP	91	80	1993	73	11,857
FOP	36	30	1993	11	1,787
FOP	50	30	1993	15	2,436
FUS	420	100	1993	420	68,219
PTO	108	5	1993	5	812
TOTALS	2,463			2,282	370,657

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0940	SHEDS/PORT	0	100	20	10			200.00	SF	30.00				1,200	
3	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				400	
8	0860	POOL/SPA	0	100	0	0			1.00	UT	50,000.00				50,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,282	133.5495	185.63	423,608	1927	2000	0	0	0	12.50
1 SNGL FAM 100% - 2026 Heated Area: 2178 HX Base Yr 2026											
The diagram shows a property lot with several labeled areas and dimensions. The main lot is labeled 'BAS 1993'. To its right is a rectangular area labeled 'FUS 1993'. Below the main lot is a smaller area labeled 'BAS 2019'. To the right of 'BAS 2019' are two adjacent areas labeled 'FOP 1993' and 'PTO 1993'. Above 'FOP 1993' is another area labeled 'FEP 1993'. Dimensions are provided for each area and the overall lot. The overall lot dimensions are 11 by 16. The 'BAS 1993' area has dimensions 11 by 16. The 'FUS 1993' area has dimensions 12 by 35. The 'BAS 2019' area has dimensions 11 by 16. The 'FOP 1993' area has dimensions 6 by 6. The 'PTO 1993' area has dimensions 18 by 18. The 'FEP 1993' area has dimensions 13 by 13. The overall lot dimensions are 11 by 16.											
BLD DATE						LGL DATE					

TOTAL OB/XF											
51,600											

TOTAL OB/XF											
51,600											

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

Total Acres:	0.00	Total Land Value:	665,280	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		370,657	
TOTAL MARKET OB/XF VALUE		51,600	
TOTAL LAND VALUE - MARKET		665,280	
TOTAL MARKET VALUE		1,087,537	
SOH/AGL Deduction		40,342	
ASSESSED VALUE		1,047,195	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		995,784	
TOTAL JUST VALUE		1,087,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		942,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211033	SWIM POOL	0	02/08/2021
20190302	REMODEL	0	06/10/2019
20062512	REPLAC WINDOW W/D	980	11/09/2006
20062259	4 WINDOWS REPLACE	0	09/26/2006
20061977	H/AC	5,000	08/24/2006
3813B	N/A	1,200	07/01/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2834/1672	12/11/2025	WD	Q	I	01	1,185,000	
GRANTOR: HACKNEY MARCIA K							
GRANTEE: PEARSON DEAN							
2403/1621	10/26/2020	WD	Q	I	01	655,000	
GRANTOR: MAZINGO STEPHEN L & A							
GRANTEE: HACKNEY MARCIA K							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=1993] W1 FEP=[YR=1993] N7 FOP=[YR=1993] N5 W10S5E10SW13 S7 E13\$ W14 S13 W18 N13 W23 S17 BAS=[YR=2019] W11 S16 E11 N16\$ S18 E17 FOP=[YR=1993] E6 PTO=[YR=1993] E18 N6 W18 S6 \$ N6 W6 S6 \$ N6 E24 S6E15 N35 \$ PTR = E15 FUS=[YR=1993] E12 S35 W12 N35 \$ W15 \$.															

OTHER ADJUSTMENTS AND NOTES															

Common:	665,280
---------	---------

PRINTED 07/09/2026 BY SYS