BLOCK H LOT N1/2 OF 4
IN OR 809/1338
ATLANTIC HIGHLANDS SUB

GRADDY SHERRY A/BENNER WAYNE W
6515 NW 77TH STREET
GAINESVILLE, FL 32653

2026

00-00-31-1060-000H-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	04	BUILT-UP 20
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		1 100
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

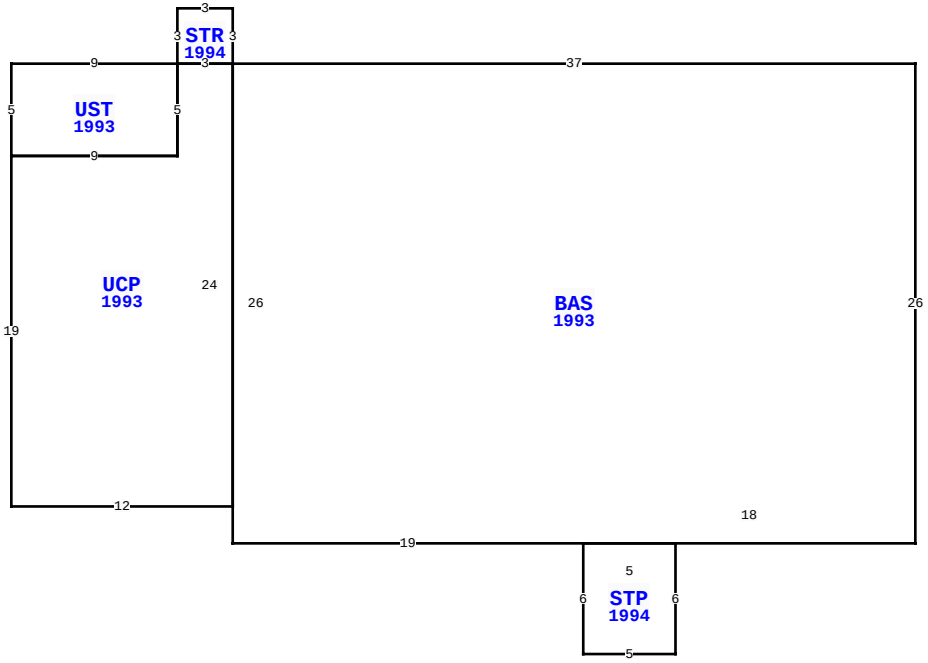
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	1993	962	84,535
STP	30	10	1994	3	264
STR	9	10	1994	1	88
UCP	243	20	1993	49	4,306
UST	45	45	1993	20	1,757
TOTALS	1,289			1,035	90,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,035	106.9200	112.27	116,199	1955	1995	0	0	0	21.73	78.27

1 SINGLE FAM 0% - 0 Heated Area: 962 HX Base Yr



107 N 19TH ST, FERNANDINA BEACH

BLD DATE		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	90,949
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	390,949
SOH/AGL Deduction	141,302
ASSESSED VALUE	249,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,647
TOTAL JUST VALUE	390,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0809/1338	10/15/1997	WD	Q	I	01	4,300
GRANTOR: BENNER WAYNE W						
GRANTEE: BENNER WAYNE W & SH						
0068/0417	1/01/1966	TA	U	I		10,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37STR=[YR=1994] N3W3S3E3$ UCP=[YR=1993] W3
UST=[YR=1993] W9 S5 E9N5$ S5 W9 S19 E12 N24 $ S26 E19
STP=[YR=1994] S6E5N6W5$ E18N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0006	R-1	68.00	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