

BLOCK N N1/2 OF LOT 2
ATLANTIC HIGHLANDS SUB
DB 39/297

TAYLOR HOLLY L
210 NORTH 19TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000N-0021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	03	BELOW AVG. 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
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		

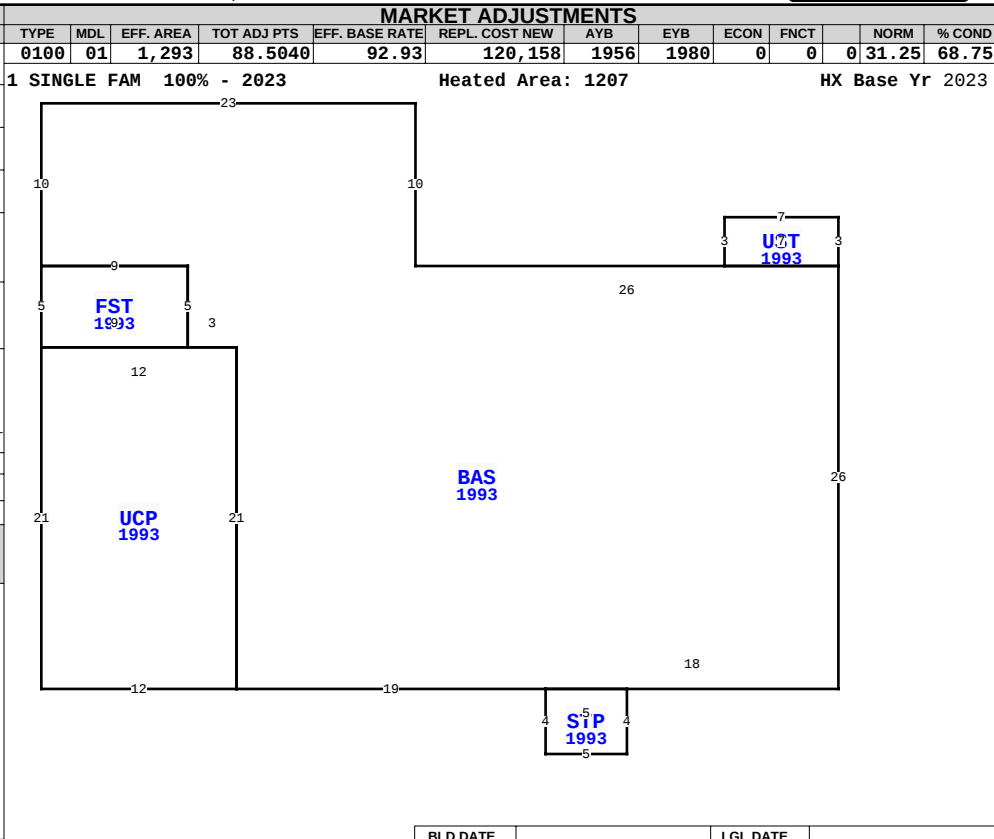
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,207	100	1993	1,207	77,115
FST	45	55	1993	25	1,597
STP	20	10	1993	2	128
UCP	252	20	1993	50	3,195
UST	21	45	1993	9	575

TOTALS	1,545			1,293	82,609
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
2	0820	WOOD WALK	0 100	0	0	216.00	SF	11.75	11.75
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	0.00	100.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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210 N 19TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1986	1986	04	85	42,500	
2	0820	WOOD WALK	0 100	0	0	216.00	SF	11.75	11.75	100	1986	1986	3	40	1,015	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

TOTAL OB/XF										45,825						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	R-1	0.00	100.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00

Total Acres: 0.00	Total Land Value: 255,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												

VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	82,609										
TOTAL MARKET OB/XF VALUE	45,825										
TOTAL LAND VALUE - MARKET	255,000										
TOTAL MARKET VALUE	383,434										
SOH/AGL Deduction	83,573										
ASSESSED VALUE	299,861										
TOTAL EXEMPTION VALUE	HX HB SX 101,411										
BASE TAXABLE VALUE	198,450										
TOTAL JUST VALUE	383,434										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	318,435										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060597	REPAIR/RRF	7,427	03/23/2006
6388	ADDITION	13,500	02/26/1991
3722	SWIM POOL	8,000	06/01/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2558/1543	4/21/2022	TD	U	I	11	100			
GRANTOR: NEWSOME DUANE K & VEN									
GRANTEE: TAYLOR HOLLY L									
1495/1112	4/30/2007	QC	Q	I	01	100			
GRANTOR: NEWSOME DUANE K & VEN									
GRANTEE: NEWSOME DUANE K & V									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] N3W7S3E7\$ BAS=[YR=1993] W26 N10 W23 S10									
FST=[YR=1993] S5 UCP=[YR=1993] S21 E12 N21W12\$ E9 N5 W9\$ E9									
S5 E3 S21 E19 STP=[YR=1993] S4 E5 N4 W5\$ E18 N26\$.									