BLOCK N S1/2 OF LOT 2
IN OR 2131/1898
ATLANTIC HIGHLANDS SUB

THOMPSON DUSTIN W/HUME LAURA E
216 N 19TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000N-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	04	Quality Level 04

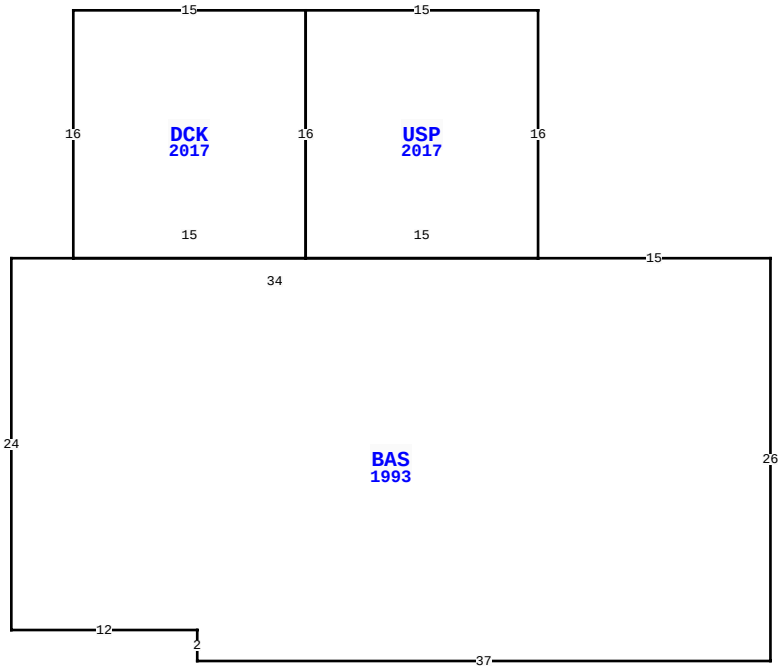
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1993	1,250	170,508
DCK	240	10	2017	24	3,274
USP	240	30	2017	72	9,821
TOTALS	1,730			1,346	183,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,346	112.4760	156.34	210,434	1955	2008	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2018 Heated Area: 1250 HX Base Yr 2018



216 N 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0351	CARPORT MT	0	100	12	8	96.00	SF	5.90	5.90	100	1998	1998	3	20	113	
2	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1983	1983	3	20	768	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,604
TOTAL MARKET OB/XF VALUE		881
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		439,485
SOH/AGL Deduction		216,955
ASSESSED VALUE		222,530
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,119
TOTAL JUST VALUE		439,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2131/1898	7/05/2017	WD	Q	I	01	255,000
GRANTOR: MORGAN AARON & MELISS						
GRANTEE: THOMPSON DUSTIN W &						
1286/0369	1/06/2005	WD	Q	I		197,000
GRANTOR: LOVE MICHAEL						
GRANTEE: MORGAN AARON M & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 USP=[YR=2017] N16 W15 DCK=[YR=2017] W15 S16 E15 N16$ S16 E15$ W34 S24 E12 S2 E37 N26$.

LAND DESCRIPTION

TOTAL OB/XF 881

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	61.00	100.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS