

PT LOT 19 & FRACTIONAL
PORTIONS OF UNDEVELOPED
15TH ST IN OR 2688/956 AS PAR B

PICKETT STEVE & ANGELA
218 WESLEY ROAD
GREEN COVE SPRINGS, FL 32043

2026

00-00-31-1600-0019-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1993	1,189	166,459
FGR	615	55	1993	338	47,320
FOP	40	30	1993	12	1,680

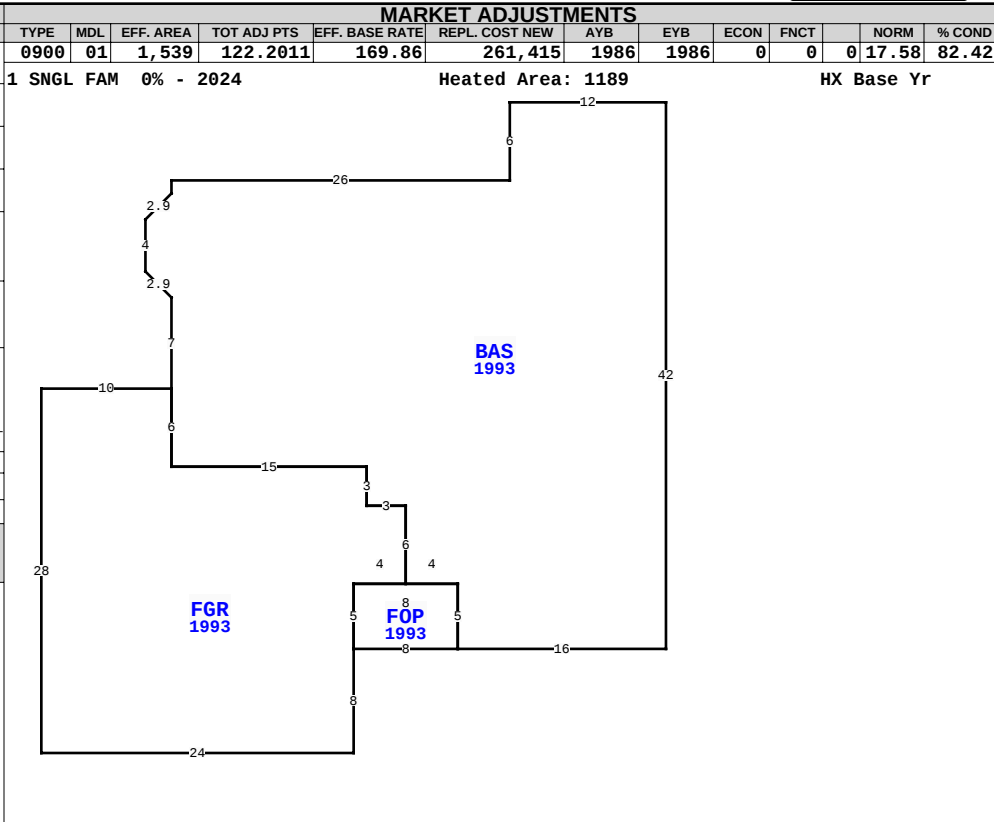
TOTALS	1,844			1,539	215,458
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EXTRA FEATURES

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
4	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	1986	1986	3	20	24	
5	1242	WD DECK A	0	0	16	26	416.00	SF	10.00	10.00	100	1986	1986	3	20	832	
6	0510	GARAGE WD-	0	0	12	28	336.00	SF	35.00	35.00	100	2006	2006	3	36	4,234	
7	0300	BOAT DCK W	0	0	357	4	1,428.00	SF	60.00	60.00	100	1999	1999	3	25	21,420	
8	0311	WD GANG WY	0	0	0	0	20.00	SF	45.00	45.00	100	1999	1999	3	20	180	
9	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	1999	1999	3	25	1,300	
10	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	0		R-1	90.00	135.00	90.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	427,500							



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

TOTAL OB/XF																		30,350
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				215,458	
TOTAL MARKET OB/XF VALUE				30,350	
TOTAL LAND VALUE - MARKET				427,500	
TOTAL MARKET VALUE				673,308	
SOH/AGL Deduction				0	
ASSESSED VALUE				673,308	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				673,308	
TOTAL JUST VALUE				673,308	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				644,826	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0		1,950	01/26/2024
20122233	7X16 GARAGE DOOR	1,310	10/30/2012
20110465	REPLACE 300SF SID	1,500	03/30/2011
20040520	BLACK CHAIN-LINK	3,000	03/17/2004
20033221	REROOF	4,000	06/09/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2695/1445	2/20/2024	WD	U	I	11	100	
GRANTOR: THORNTON JACK R ET AL							
GRANTEE: PICKETT STEVE & ANG							
2688/956	12/21/2023	WD	Q	I	05	1,200,000	
GRANTOR: THORNTON JACK R & KAT							
GRANTEE: PICKETT STEVE & ANG							

BUILDING NOTES

BUILDING DIMENSIONS																	
BAS=[YR=1993] W12 S6 W26 S1 D2 L2 S4 D2 R2 S7FGR=[YR=1993] W10S28E24 N8 FOP=[YR=1993] E8 N5 W8 S5 \$ N5 E4 N6 W3 N3 W15 N6 \$ S6 E15 S3 E3 S6 E4 S5 E16 N42 \$.																	