BLOCK D LOT 2
IN OR 996/435
OAK GROVE #1 PB 0/61

JONES SHERYL MARIE
1979 PINE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-042B-000D-0020

BUILDING CHARACTERISTICS

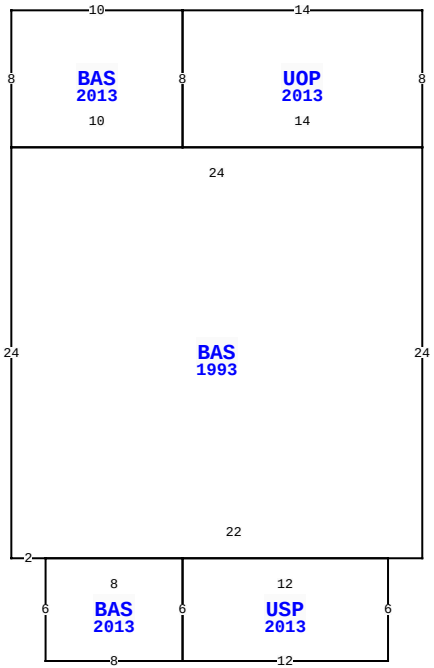
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	26,599
BAS	48	100	48	2,217
BAS	80	100	80	3,694
UOP	112	20	22	1,016
USP	72	30	22	1,016
TOTALS	888		748	34,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	748	88.9900	80.31	60,072	1945	1945	0	0	0	42.50	57.50

1 SINGLE FAM – 100% - 2002 Heated Area: 704 HX Base Yr 2002



1979 PINE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		34,541
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		155,981
SOH/AGL Deduction		113,866
ASSESSED VALUE		42,115
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,115
TOTAL JUST VALUE		155,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0996/0435	7/06/2001	QC	U	I	06	12,800
GRANTOR: GREEN REGINALD B						
GRANTEE: JONES SHERYL MARIE						
0760/0083	5/17/1996	QC	U	I	01	3,000
GRANTOR: GREEN JOEL W						
GRANTEE: GREEN REGINALD & LY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2013] W14 BAS=[YR=2013] W10 S8 BAS=[YR=1993] S24 E2 BAS=[YR=2013] S6 E8 USP=[YR=2013] E12 N6 W12 S6$ N6 W8$ E22 N24 W24$ E10 N8$ S8 E14 N8 $.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	SFR	100		RS-2	100.00	110.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 02/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS