BLOCK D LOT 4
OAK GROVE UNIT #1 PB 0/61

BENNETT RYAN P &/FOSTER CRYSTAL S ET AL
1967 PINE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-042B-000D-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

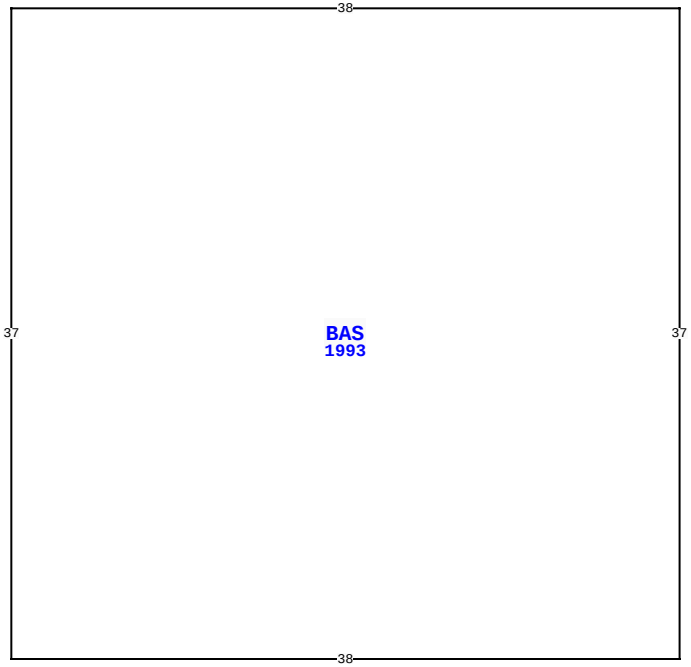
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100	1,406	118,639
TOTALS	1,406		1,406	118,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	113.6720	102.59	144,242	1980	1980	0	0	0	17.75	82.25

2 SINGLE FAM – 100% - 2020 Heated Area: 1406 HX Base Yr 2020



1967 PINE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		118,639
TOTAL MARKET OB/XF VALUE		419
TOTAL LAND VALUE - MARKET		122,400
TOTAL MARKET VALUE		241,458
SOH/AGL Deduction		88,568
ASSESSED VALUE		152,890
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,890
TOTAL JUST VALUE		241,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17188	HOUSEMVING	0	07/01/2006
C17188	CO ISSUED	0	07/01/2006
E17587	ELEC OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/1840	10/24/2019	WD	U	I	11	100
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: BENNETT RYAN P & CR						
2315/1068	10/24/2019	WD	Q	I	01	208,000
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: BENNETT RYAN P & CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N37 W38 S37 E38$.

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
5	1242	WD DECK A	0	100	10	17	170.00	SF	5.00	5.00	100	2006	2006	3	31	264	
6	1242	WD DECK A	0	100	5	10	50.00	SF	10.00	10.00	100	2006	2006	3	31	155	

LAND DESCRIPTION

TOTAL OB/XF 419

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	102.00	143.00	102.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	122,400							

REVIEW DATE 02/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 122,400 Market: 0 Agricultural: 0 Common: 122,400 PRINTED 08/02/2023 BY SYS