LOT 3
PINE MEADOW SUB PB 3/58

HEARNSBERGER BRUCE A & SUSAN THERESA
PO BOX 16294
FERNANDINA BEACH, FL 32035

2023

00-00-30-0520-0003-0000

BUILDING CHARACTERISTICS

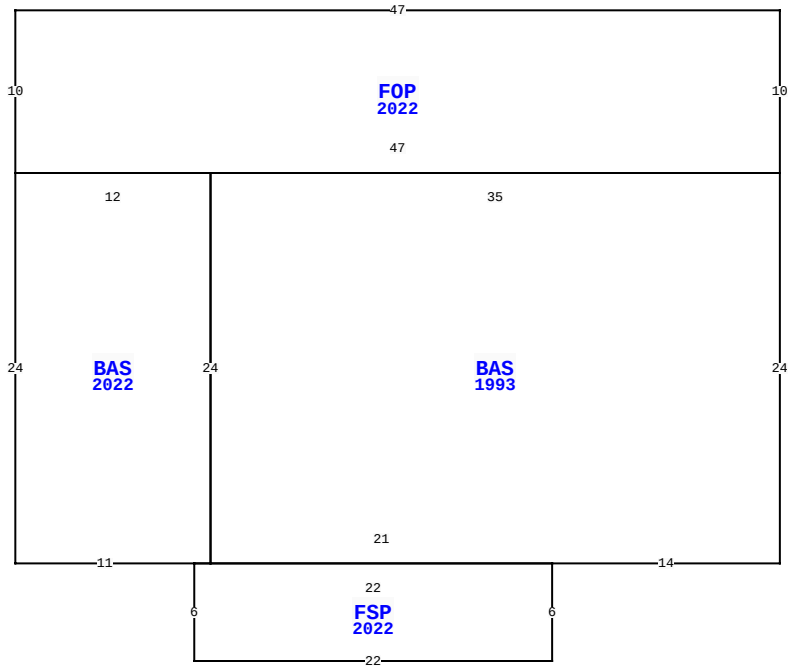
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	114,811
BAS	288	100	288	39,364
FOP	470	30	141	19,272
FSP	132	40	53	7,244
TOTALS	1,730		1,322	180,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,322	115.1000	136.68	180,691	1961	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 1128 HX Base Yr 2022



529 PINE RD, 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		180,691
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		129,600
TOTAL MARKET VALUE		310,291
SOH/AGL Deduction		0
ASSESSED VALUE		310,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,291
TOTAL JUST VALUE		310,291
NCON VALUE		180,691
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000991	REMODEL	120,000	10/19/2020
7957	CHNGE SRVC	0	02/05/1992
6275	REPAIR/RRF	4,000	02/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2505/0924	10/15/2021	WD	Q	I	02	302,000
GRANTOR: TWIST SANDRA						
GRANTEE: HEARNSBERGER BRUCE						
2357/0136	4/23/2020	WD	Q	I	01	148,000
GRANTOR: LAND JERRY B						
GRANTEE: TWIST SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W47 S10 BAS=[YR=2022] S24 E11 FSP=[YR=2022] S6 E22 N6 BAS=[YR=1993] E14 N24 W35 S24 E21$ W22$ E1 N24 W12$ E47 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	108.00	135.00	108.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	129,600							

REVIEW DATE 08/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/02/2023 BY SYS