LOT 6
IN OR 1424/925
PINE MEADOW SUB PB 3/58

AMADOR ALEXANDRA M
536 PINE ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0520-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

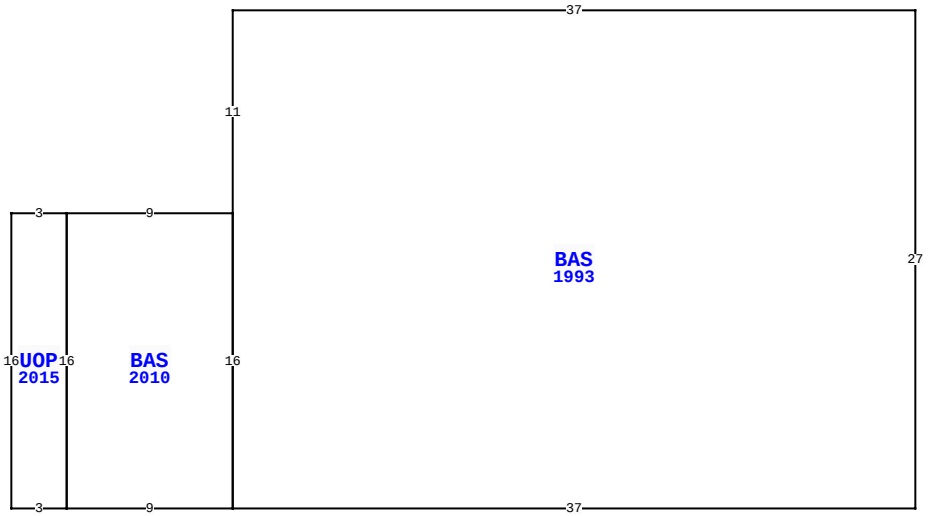
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100	999	78,961
BAS	144	100	144	11,382
UOP	48	20	10	790
TOTALS	1,191		1,153	91,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,153	114.4800	103.32	119,128	1960	1975	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1143 HX Base Yr 2008



536 PINE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		91,133
TOTAL MARKET OB/XF VALUE		1,811
TOTAL LAND VALUE - MARKET		129,600
TOTAL MARKET VALUE		222,544
SOH/AGL Deduction		142,778
ASSESSED VALUE		79,766
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,766
TOTAL JUST VALUE		222,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/0925	6/29/2006	WD	Q	I		120,000
GRANTOR: JONES ROBERT P & PEGG						
GRANTEE: AMADOR ALEXANDRA M						
0726/0489	3/22/1995	WD	Q	I		33,500
GRANTOR: LELAND NHAN THI						
GRANTEE: JONES ROBERT P & PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 S11 BAS=[YR=2010] W9 UOP=[YR=2015] W3 S16 E3 N16$ S16E9 N16$ S16 E37 N27$.

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
4	0510	GARAGE WD-	0	100	24	14	336.00	SF	26.95	26.95	100	1980	1980	3	20	1,811	

LAND DESCRIPTION

TOTAL OB/XF 1,811

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/02/2023 BY SYS