LOT 7 R672543
PINE MEADOW SUB PB 3/58

POTTER GLENN A
PO BOX 15818
FERNANDINA BEACH, FL 32035

2023

00-00-30-0520-0007-0000

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 100
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

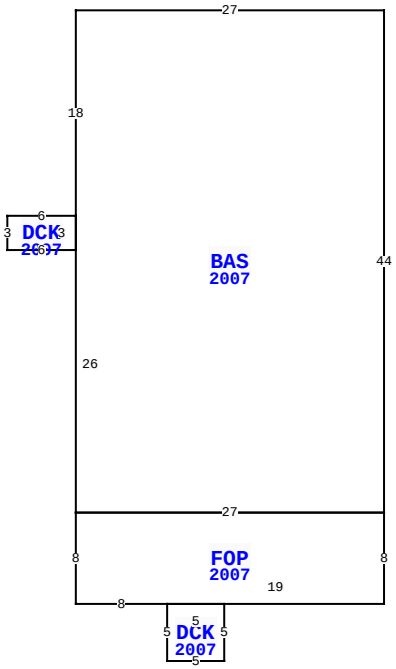
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	95,657
DCK	18	10	2	161
DCK	25	10	2	161
FOP	216	30	65	5,234
TOTALS	1,447		1,257	101,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,257	115.4400	86.58	108,831	2007	2007	0	0	0	7.00	93.00

1 SFR MODULR – 100% - 2022 Heated Area: 1188 HX Base Yr 2022



553 PINE RD, FERNANDINA BEACH

BLD DATE	10/22/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		101,213
TOTAL MARKET OB/XF VALUE		2,717
TOTAL LAND VALUE - MARKET		129,600
TOTAL MARKET VALUE		233,530
SOH/AGL Deduction		0
ASSESSED VALUE		233,530
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		178,530
TOTAL JUST VALUE		233,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12027	OTHER	0	01/01/2007
C618705	CO ISSUED	0	12/01/2006
M12333	MECH OTHER	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1429	3/15/2021	WD	Q	I	01	257,000
GRANTOR: CARVER JANET A & JACO						
GRANTEE: POTTER GLENN A						
1523/0936	9/05/2007	WD	U	I	06	85,500
GRANTOR: CARVER JANET A						
GRANTEE: CARVER JANET A & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W27 S18 DCK=[YR=2007] W6 S3 E6 N3$ S26
FOP=[YR=2007] S8 E8 DCK=[YR=2007] S5 E5 N5 W5$ E19 N8 W27$
E27 N44$.

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	0504	FP-ELECTRI	0	100	6	4	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0855	CONC PAVER	0	100	6	8	48.00	SF	10.00	10.00	100	2007	2007	3	89	427	
3	0855	CONC PAVER	0	100	10	5	50.00	SF	10.00	10.00	100	2008	2008	3	90	450	

LAND DESCRIPTION

TOTAL OB/XF 2,717

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