LOT 9
IN OR 1777/212
PINE MEADOW SUB PB 3/58

**BARKSDALE JEFFERY R**
561 PINE ROAD
FERNANDINA BEACH, FL 32034

# 2023

**00-00-30-0520-0009-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

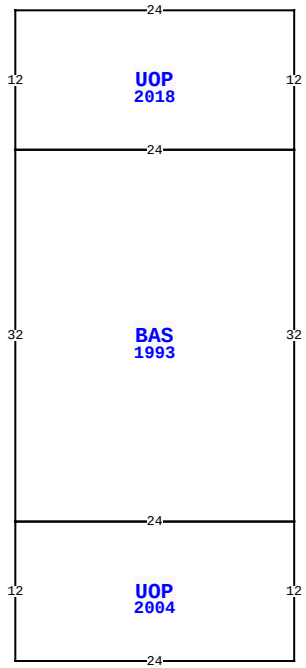
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 06 | ASB SHINGL 100 |
| Interior Wall | 04 | PLYWOOD 80 |
| Interior Wall | 05 | DRYWALL 20 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 2021.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 768 | 100 | 768 | 68,328 |
| UOP | 288 | 20 | 58 | 5,160 |
| UOP | 288 | 20 | 58 | 5,160 |
| TOTALS | 1,344 | | 884 | 78,648 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 884 | 124.0000 | 111.91 | 98,928 | 1938 | 1968 | 0 | 0 | 0 | 20.50 | 79.50 |

1 SINGLE FAM – 100% - 2017 Heated Area: 768 HX Base Yr 2017




561 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 | | 78,648 |
| TOTAL MARKET OB/XF VALUE | | 6,521 |
| TOTAL LAND VALUE - MARKET | | 129,600 |
| TOTAL MARKET VALUE | | 214,769 |
| SOH/AGL Deduction | | 106,459 |
| ASSESSED VALUE | | 108,310 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 58,310 |
| TOTAL JUST VALUE | | 214,769 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 210,626 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1225856 | REPAIR/RRF | 15,000 | 03/01/2012 |
| M983449 | H/AC | 2,800 | 11/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1777/0212 | 1/17/2012 | WD | U | I | 11 | 40,000 |
| GRANTOR: PURSELL DAVID S & ALO | | | | | | |
| GRANTEE: BARKSDALE JEFFERY R | | | | | | |
| 1474/0888 | 1/26/2007 | WD | Q | I | | 125,000 |
| GRANTOR: DECANIO WILFRED & VIV | | | | | | |
| GRANTEE: PURSELL DAVID S & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2018] W24 S12 BAS=[YR=1993] S32 UOP=[YR=2004] S12 E24 N12 W24$ E24 N32 W24$ E24 N12$ .

## 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 | 0810 | CONCRETE A | 0 | 100 | 26 | 14 | 364.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 473 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 24 | 288.00 | SF | 30.00 | 30.00 | 100 | 2014 | 2014 | 3 | 70 | 6,048 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,521

| 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 01/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/02/2023 BY SYS