LOT 11
PINE MEADOW SUB PB 3/58

HALE MICHELLE A
565 PINE RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0520-0011-0000

BUILDING CHARACTERISTICS

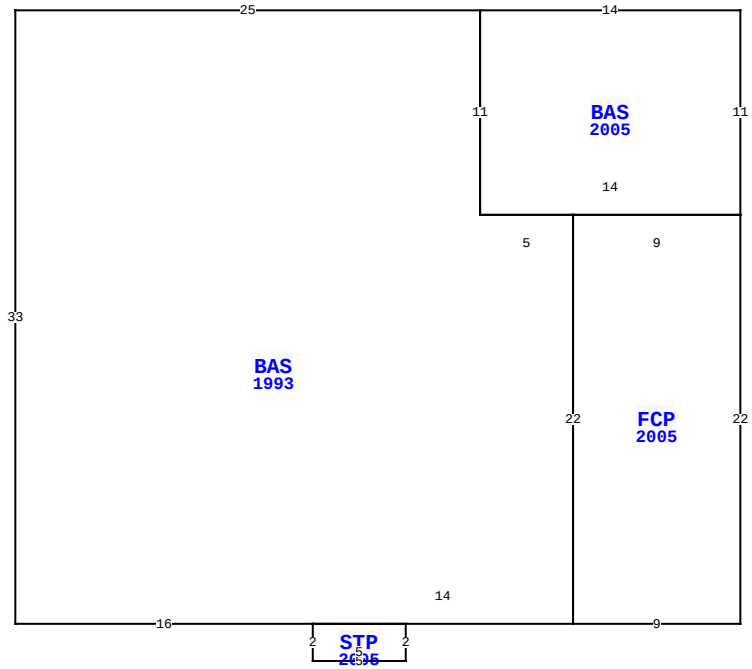
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	935	100	935	77,166
BAS	154	100	154	12,710
FCP	198	25	50	4,127
STP	10	10	1	82
TOTALS	1,297		1,140	94,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,140	115.7520	104.47	119,096	1940	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1089 HX Base Yr 2023



BLD DATE	03/01/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

565 PINE RD, FERNANDINA BEACH

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
2	0810	CONCRETE A	0	100	0	0	1,233.00	SF	6.50	6.50	100	2008	2008	3	90	7,213	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		94,086
TOTAL MARKET OB/XF VALUE		7,213
TOTAL LAND VALUE - MARKET		129,600
TOTAL MARKET VALUE		230,899
SOH/AGL Deduction		0
ASSESSED VALUE		230,899
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,899
TOTAL JUST VALUE		230,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0066	2/10/2022	WD	U	I	37	215,000
GRANTOR: CRUMP KEVIN & CHRIS S						
GRANTEE: HALE MICHELLE A						
1643/0971	10/09/2009	WD	U	I	16	14,285
GRANTOR: CLAXTON EDWARD T						
GRANTEE: CRUMP KEVIN & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 BAS=[YR=1993] W25 S33 E16 STP=[YR=2005] S2 E5 N2 W5$ E14 FCP=[YR=2005] E9 N22 W9 S22$ N22 W5 N11$ S11 E14 N11$.

LAND DESCRIPTION

TOTAL OB/XF 7,213

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 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/02/2023 BY SYS