LOT 402
THE SANDPIPER #1 PB 4/78 & 79

PINA DEVELOPMENT LLC
2116 SANDY POINT LN
MOUNT PLEASANT, SC 29466

2023

00-00-30-0605-0402-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

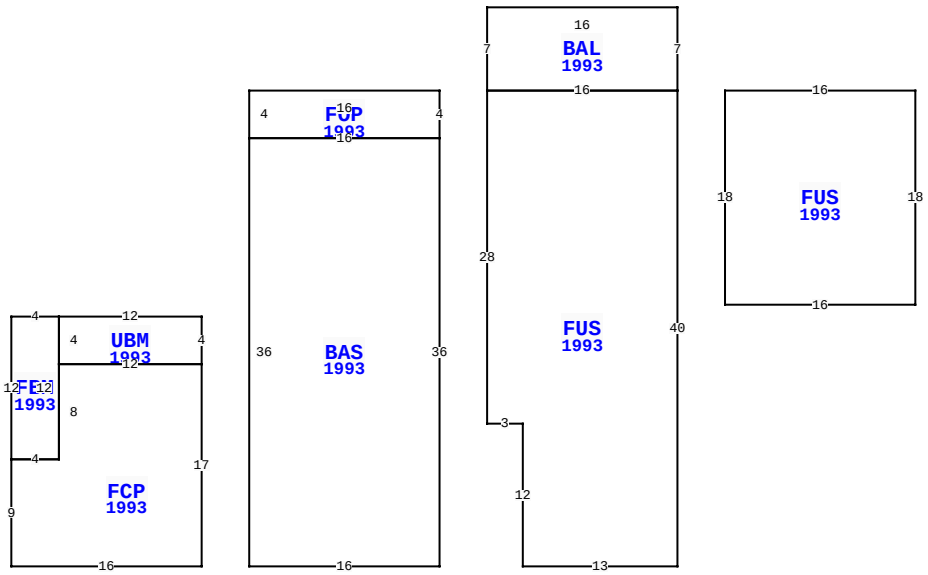
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	1,701
BAS	576	100	576	57,643
FBM	48	80	38	3,803
FCP	240	25	60	6,004
FOP	64	30	19	1,901
FUS	288	100	288	28,822
FUS	604	100	604	60,444
UBM	48	20	10	1,001
TOTALS	1,980		1,612	161,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,612	129.2544	122.79	197,937	1979	1985	0	0	0	18.50	81.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1506 HX Base Yr



95112 SANDPIPER LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	161,319
TOTAL MARKET OB/XF VALUE	2,442
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	663,761
SOH/AGL Deduction	163,416
ASSESSED VALUE	500,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	500,345
TOTAL JUST VALUE	663,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	561,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000474	DECKS	11,400	01/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/0072	3/16/2023	QC	U	I	11	100
GRANTOR: BENNETT THOMAS & VILM						
GRANTEE: PINA DEVELOPMENT LL						
2364/1624	5/29/2020	WD	Q	I	01	545,000
GRANTOR: MAULDIN WILLIAM A & T						
GRANTEE: BENNETT THOMAS & VI						

BUILDING NOTES

BUILDING DIMENSIONS

UBM=[YR=1993] W12 FBM=[YR=1993] W4 S12 E4 N12$ S4
FCP=[YR=1993] S8 W4 S9 E16 N17 W12$ E12 N4$ PTR=E4 N19
FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16$ E16 N4 W16$
E20 N7 BAL=[YR=1993] S7 FUS=[YR=1993] S28 E3 S12 E13 N40 W16$
E16 N7 W16$ E20 S7 FUS=[YR=1993] S18 E16 N18 W16$ N7 W20 S7
W20 S19 W4$.

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	0	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	35	819	
2	1241	WD DECK G	0	0	16	9	144.00	UT	11.50	11.50	100	2021	2021	3	98	1,623	

LAND DESCRIPTION

TOTAL OB/XF 2,442

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	000120	C	SFR OCN FT	0		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 11/19/2021 BY RKX Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS