LOT 503
IN OR 1949/106
THE SANDPIPER UNIT 1

LINYNSKY MICHAEL K & LAURA A
936 WATERVIEW DR
CROWNSVILLE, MD 21032

2023

00-00-30-0605-0503-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

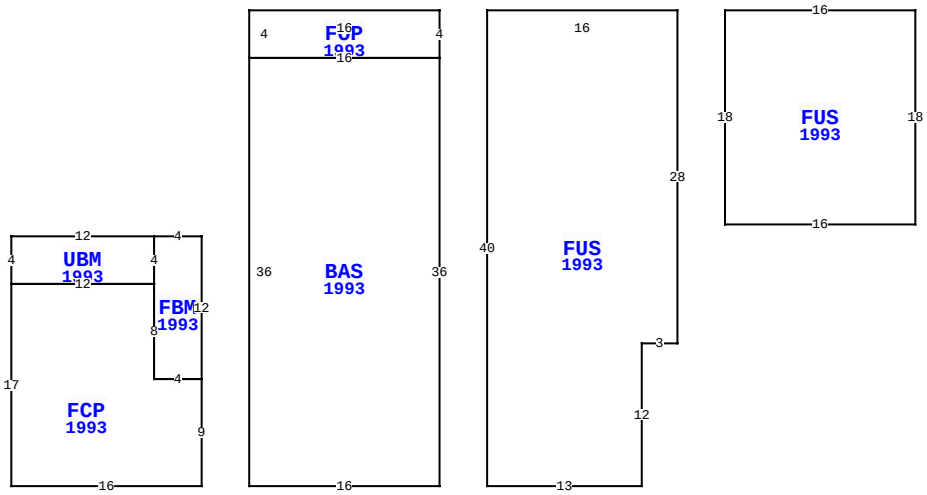
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
BAS	576	100	576	55,521
FBM	48	80	38	3,663
FCP	240	25	60	5,783
FOP	64	30	19	1,831
FUS	288	100	288	27,761
FUS	604	100	604	58,220
UBM	48	20	10	964
TOTALS	1,868		1,595	153,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,595	129.2544	122.79	195,850	1979	1979	0	0	0	21.50	78.50

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



95136 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	153,742
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	654,892
SOH/AGL Deduction	187,283
ASSESSED VALUE	467,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,609
TOTAL JUST VALUE	654,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	553,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1706024	REMODEL	43,000	07/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/0106	11/25/2014	TD	Q	I	01	350,000
GRANTOR: BILL & JERRI TRUST						
GRANTEE: LINYNSKY MICHAEL K						
1529/0308	10/05/2007	QC	U	I	06	100
GRANTOR: HOBBS WILLIAM M & ETH						
GRANTEE: WALDROP HOLLY A & R						

BUILDING NOTES

BUILDING DIMENSIONS

FBM=[YR=1993] W4 UBM=[YR=1993] W12 S4 E12 N4$ S4
FCP=[YR=1993] W12 S17 E16 N9 W4 N8$ S8 E4 N12$ PTR=E4 N19
FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16$ E16 N4 W16$
E20 FUS=[YR=1993] S40 E13 N12 E3 N28 W16$ E20 FUS=[YR=1993]
S18 E16 N18 W16$ W40 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	1979	1979	3	20	331	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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 02/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS