BLOCK 4 LOT 3
OCEAN CITY NORTH PORTION R/P
PBK 2/38

PINEVIEW DEVELOPMENT LLC
9900 LAMPKIN PARK DRIVE
CHARLOTTE, NC 28269

2023

00-00-31-1520-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

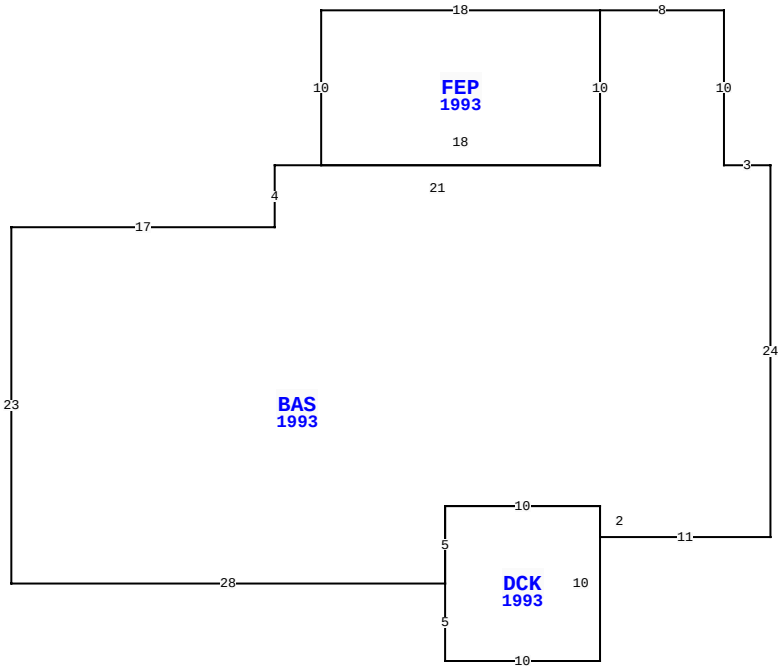
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	444,354
DCK	100	10	10	3,549
FEP	180	80	144	51,108
TOTALS	1,532		1,406	499,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	1,406	252.8552	360.32	506,610	1942	2018	0	0	0	1.50	98.50

1 SFR CUST – 0% - 2023 Heated Area: 1252 HX Base Yr



523 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	525,992
TOTAL MARKET OB/XF VALUE	94,639
TOTAL LAND VALUE - MARKET	382,500
TOTAL MARKET VALUE	1,003,131
SOH/AGL Deduction	0
ASSESSED VALUE	1,003,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,003,131
TOTAL JUST VALUE	1,003,131
NCON VALUE	83,177
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	750,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150527	SWIM POOL	40,000	03/11/2015
20112075	H/AC	3,100	11/17/2011
20052043	REPAIR/RRF	5,000	06/22/2005
990874	ELEC OTHER	500	07/19/1999
990791	XFOB	500	07/06/1999
7096	REPAIR/RRF	500	06/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/0175	6/13/2022	WD	Q	I	01	1,475,000
GRANTOR: JOHNS DAMIEN M & DEID						
GRANTEE: PINEVIEW DEVELOPMEN						
1955/0744	12/31/2014	WD	Q	I	02	379,000
GRANTOR: LAHOOD CHARLES J & EL						
GRANTEE: JOHNS DAMIEN M & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N10 W8 FEP=[YR=1993] W18 S10 E18 N10 $ S10 W21 S4 W17 S23 E28 DCK=[YR=1993] S5E10N10 W10S5$ N5 E10 S2 E11 N24 $.

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
8	0940	SHEDS/PORT	0	0	4	12	48.00	SF	30.00	30.00	100	1999	1999	3	20	288	
16	0861	POOL GUNIT	0	0	0	0	722.00	SF	127.50	127.50	100	2015	2015	3	81	74,565	
17	0855	CONC PAVER	0	0	0	0	1,501.00	SF	10.00	10.00	100	2015	2015	3	96	14,410	
18	0855	CONC PAVER	0	0	0	0	560.00	SF	10.00	10.00	100	2015	2015	3	96	5,376	

LAND DESCRIPTION

TOTAL OB/XF 94,639

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	0	0006	R-3	75.00	98.00	75.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	382,500							

REVIEW DATE 05/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS

BLOCK 4 LOT 3
OCEAN CITY NORTH PORTION R/P
PBK 2/38

PINEVIEW DEVELOPMENT LLC
9900 LAMPKIN PARK DRIVE
CHARLOTTE, NC 28269

2023

00-00-31-1520-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

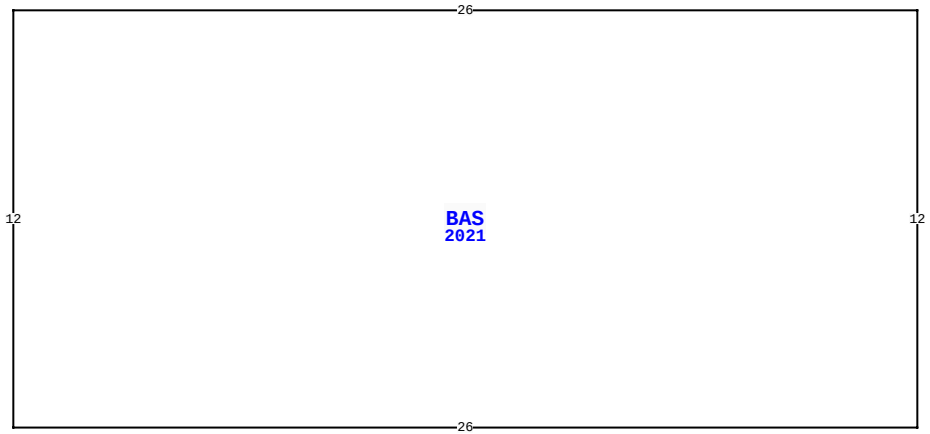
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	312	26,981
TOTALS	312		312	26,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	312	183.0180	91.51	28,551	2010	2010	0	0	0	5.50	94.50

2 ACCESORY U – 0% - 2023 Heated Area: 312 HX Base Yr



523 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	525,992
TOTAL MARKET OB/XF VALUE	94,639
TOTAL LAND VALUE - MARKET	382,500
TOTAL MARKET VALUE	1,003,131
SOH/AGL Deduction	0
ASSESSED VALUE	1,003,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,003,131
TOTAL JUST VALUE	1,003,131
NCON VALUE	83,177
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	750,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/0175	6/13/2022	WD	Q	I	01	1,475,000
GRANTOR: JOHNS DAMIEN M & DEID						
GRANTEE: PINEVIEW DEVELOPMEN						
1955/0744	12/31/2014	WD	Q	I	02	379,000
GRANTOR: LAHOOD CHARLES J & EL						
GRANTEE: JOHNS DAMIEN M & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S12 E26 N12$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS