PT OF GOVT LOT 3
IN OR 1894/944
EX R/W IN OR 672/1814

WATHKE FE P &/ABELLA REYNALDO P
95082 PANDY'S PL
FERNANDINA BEACH, FL 32034

**2023**

**32-2N-28-0000-0014-0000**

## BUILDING CHARACTERISTICS

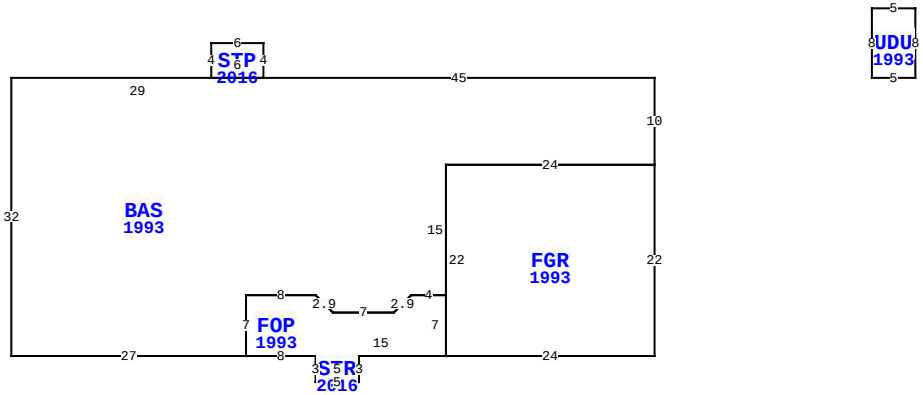
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,697 | 100 | 1,697 | 170,384 |
| FGR | 528 | 55 | 290 | 29,117 |
| FOP | 143 | 30 | 43 | 4,317 |
| STP | 24 | 10 | 2 | 201 |
| STR | 15 | 10 | 2 | 201 |
| UDU | 40 | 55 | 22 | 2,209 |
| TOTALS | 2,447 | | 2,056 | 206,429 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,056 | 150.3418 | 135.68 | 278,958 | 1972 | 1990 | 0 | 0 | 0 | 26.00 | 74.00 |

1 SINGLE FAM – 100% - 1999 Heated Area: 1697 HX Base Yr 1999




95082 PANDYS PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 206,429 |
| TOTAL MARKET OB/XF VALUE | | 4,630 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 286,059 |
| SOH/AGL Deduction | | 164,582 |
| ASSESSED VALUE | | 121,477 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 71,477 |
| TOTAL JUST VALUE | | 286,059 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 224,529 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R13039 | RE-ROOF | 8,000 | 08/01/2012 |
| 8236 | REPAIR/RRF | 3,300 | 07/14/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1894/0944 | 11/15/2013 | QC | U | I | 11 | 100 |
| GRANTOR: WATHKE FE PATIGA | | | | | | |
| GRANTEE: WATHKE FE PATIGA & | | | | | | |
| 1426/0036 | 7/06/2006 | QC | U | I | 01 | 100 |
| GRANTOR: WATHKE FE & KENNETH | | | | | | |
| GRANTEE: WATHKE FE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W45 STP=[YR=2016] N4 W6 S4 E6$ W29 S32 E27
FOP=[YR=1993] E8 STR=[YR=2016] S3 E5 N3 W5$ E15
FGR=[YR=1993] E24 N22 W24S22$ N7 W4 D2 L2 W7 U2 L2 W8 S7$
N7 E8 R2 D2 E7 U2 R2 E4 N15 E24 N10$ PTR= E25
UDU=[YR=1993] E5 N8 W5S8$ W25$ .

## 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 | 0 | 0 | 851.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 62 | 3,430 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 10 | 200.00 | SF | 30.00 | 30.00 | 100 | 1996 | 1996 | 3 | 20 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,630

| 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 | 000115 | C | SFR ACRES | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 03/08/2022 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS