LOT 113
IN OR 1940/1422
MARSH LAKES PB 5/159-167

SUITE MYRL
98081 PINTAIL CT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0113-0000

BUILDING CHARACTERISTICS

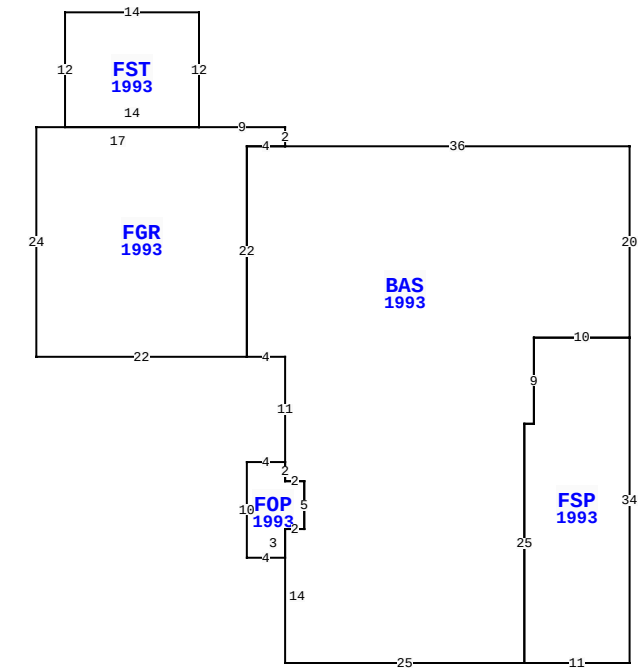
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,657	100	1,657	159,150
FGR	536	55	295	28,334
FOP	50	30	15	1,441
FSP	365	40	146	14,023
FST	168	55	92	8,836
TOTALS	2,776		2,205	211,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,205	95.4324	113.33	249,893	1990	1990	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2015 Heated Area: 1657 HX Base Yr 2015



98081 PINTAIL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		211,784
TOTAL MARKET OB/XF VALUE		3,926
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		415,710
SOH/AGL Deduction		103,861
ASSESSED VALUE		311,849
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,849
TOTAL JUST VALUE		415,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8296	XFOB	3,046	08/05/1992
6538	NEW CONSTR	64,455	06/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1940/1422	9/30/2014	WD	Q	I	01	334,000
GRANTOR: COLE BARBARA A						
GRANTEE: SUITE MYRL						
0633/0107	8/06/1991	WD	Q	I		125,000
GRANTOR: MUEHL DONALD & D E						
GRANTEE: COLE ROBT & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36FGR=[YR=1993] N2W9 FST=[YR=1993] N12 W14S12E14$W17S24 E22N22E4$W4S22E4S11FOP=[YR=1993] W4 S10E4N3E2N5W2N2$ S2E2S5W2S14 E25 FSP=[YR=1993] E11 N34 W10 S9 W1 S25 $ N25 E1 N9 E10 N20 $.

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	0812	CONCRETE C	0	100	0	0	1,583.00	SF	4.00	4.00	100	1990	1990	3	62	3,926	

LAND DESCRIPTION

TOTAL OB/XF 3,926

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	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS