LOT 13 & PT OF TRACT A
IN OR 1286/1506
ESMT OR 340/61

ZACHARY J PETER & HILARY
94106 LIMPKIN LANE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

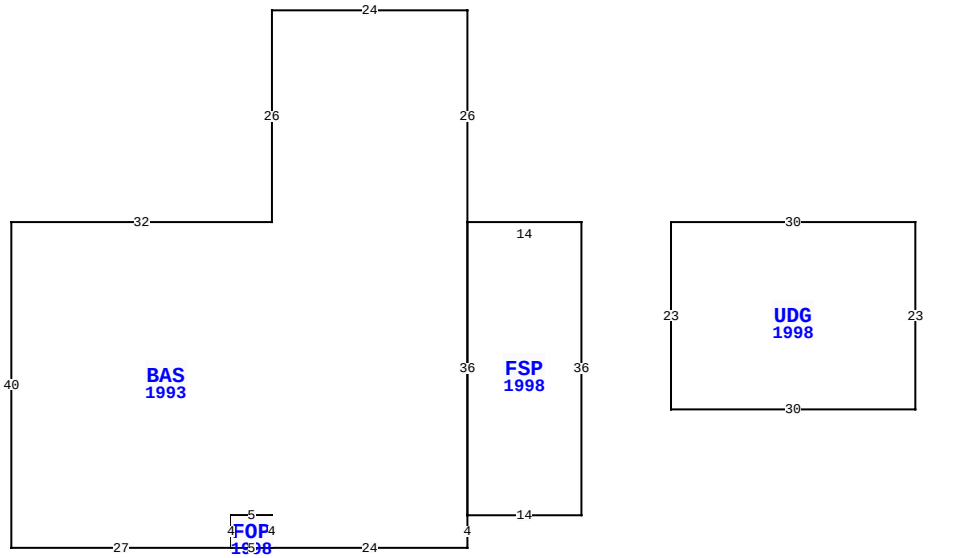
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,844	100	2,844	237,992
FOP	20	30	6	502
FSP	504	40	202	16,904
UDG	690	55	380	31,800
TOTALS	4,058		3,432	287,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,432	98.6240	117.12	401,956	1981	1981	0	0	0	28.55	71.45

1 SNGL FAM – 100% - 2006 Heated Area: 2844 HX Base Yr 2006



94106 LIMPKIN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		292,902
TOTAL MARKET OB/XF VALUE		22,092
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		439,994
SOH/AGL Deduction		186,328
ASSESSED VALUE		253,666
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,666
TOTAL JUST VALUE		439,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1506	1/10/2005	WD	Q	I		290,500
GRANTOR: TOLAND HARRY & ELLA M						
GRANTEE: ZACHARY J PETER & H						
0847/1015	9/03/1998	WD	Q	I		189,500
GRANTOR: MCCABE ROBERT S & MAR						
GRANTEE: TOLAND HARRY & ELLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N26 W24 S26 W32 S40 E27 FOP=[YR=1998] E5 N4 W5 S4 $ N4 E5 S4 E24 N4 FSP=[YR=1998] E14 N36 W14 S36$ N36$ PTR= E25 UDG=[YR=1998] E30 S23 W30 N23 $ 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	1,920.00	SF	6.50	6.50	100	1981	1981	3	38	4,742	
3	0810	CONCRETE A	0	100	0	0	2,494.00	SF	6.50	6.50	100	1985	1985	3	49.5	8,024	
4	0825	BRICK	0	100	24	4	96.00	SF	12.50	12.50	100	1990	1990	3	87	1,044	
5	0825	BRICK	0	100	12	12	144.00	SF	12.50	12.50	100	1990	1990	3	87	1,566	
6	0940	SHEDS/PORT	0	100	15	11	165.00	SF	30.00	30.00	100	1990	1990	3	20	990	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
8	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1999	1999	3	79	411	
9	0825	BRICK	0	100	0	0	200.00	SF	12.50	12.50	100	2001	2001	3	95	2,375	

LAND DESCRIPTION

TOTAL OB/XF 22,092

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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 10/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

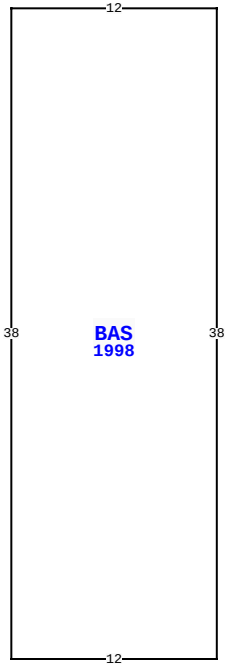
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100	456	5,705
TOTALS	456		456	5,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	456	71.5000	25.02	11,409	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2006 Heated Area: 456 HX Base Yr 2006



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GRANTEE: TOLAND HARRY & ELLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 S38 E12 N38 $.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

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