

LOT 14 PT OF TRACT A
IN OR 2568/1659
PINEY ISLAND PB 4/63 & 64

FULLER RODNEY/TUTTLE-KUHM JANE
94078 LIMPKIN LANE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 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	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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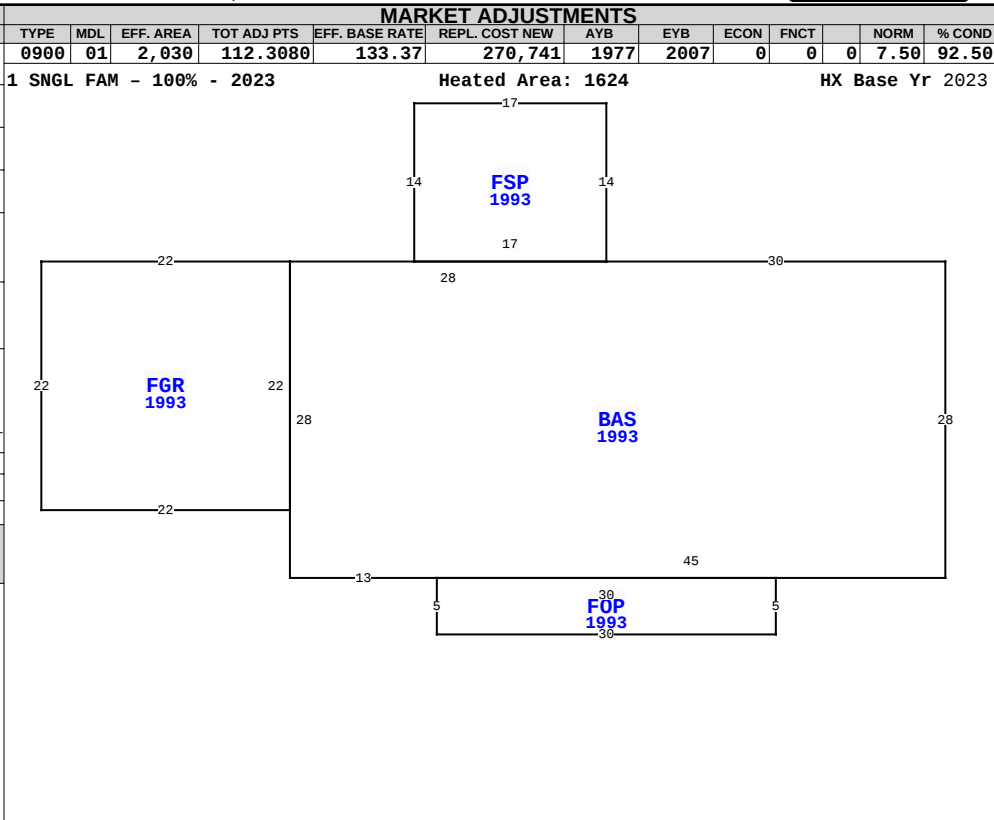
NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	200,349
FGR	484	55	266	32,815
FOP	150	30	45	5,552
FSP	238	40	95	11,720

TOTALS	2,496		2,030	250,435
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0		296.00	SF 6.50
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
3	0681	POLE SHED	0	100	6	12		72.00	SF 15.00
4	0940	SHEDS/PORT	0	100	8	12		96.00	SF 30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	35	673	
100	1977	1977	3	42	1,470	
100	1980	1980	3	20	216	
100	1980	1980	3	20	576	

TOTAL OB/XF									
2,935									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		250,435	
TOTAL MARKET OB/XF VALUE		2,935	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		378,370	
SOH/AGL Deduction		0	
ASSESSED VALUE		378,370	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		328,370	
TOTAL JUST VALUE		378,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6852	ADDITION	2,500	11/16/1990
5174	REPAIR/RRF	3,300	09/21/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2568/1659	6/06/2022	WD	Q	I	01	475,000	
GRANTOR: BRESKO KENNETH M & JO							
GRANTEE: FULLER RODNEY & JAN							
1410/1014	5/08/2006	WD	Q	I		298,000	
GRANTOR: LEGARE JEAN LYONS LIV							
GRANTEE: BRESKO KENNETH M &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W30 FSP=[YR=1993] N14 W17 S14 E17 \$ W28									
FGR=[YR=1993] W22 S22 E22 N22 \$ S28 E13 FOP=[YR=1993] S5 E30									
N5 W30 \$ E45 N28 \$.									