LOT 20 PT OF TRACT A
IN OR 1919/1146
PINEY ISLAND PB 4/63 & 64

WEST BRUCE S
94001 LIMPKIN LN
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0020-0000

BUILDING CHARACTERISTICS

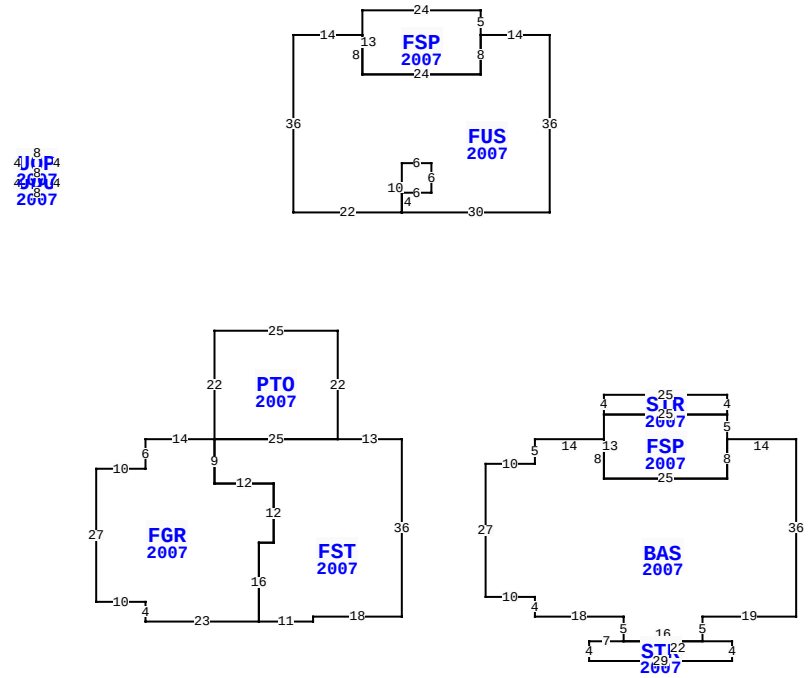
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	01	Quality Level 01
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	2,058	100	2,058	274,944
FGR	1,076	55	592	79,090
FSP	312	40	125	16,700
FSP	325	40	130	17,368
FST	1,100	55	605	80,827
FUS	1,644	100	1,644	219,635
PTO	550	5	28	3,741
STR	100	10	10	1,336
STR	116	10	12	1,603
UDU	32	55	18	2,405
TOTALS	7,345		5,228	698,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	5,228	121.6285	144.43	755,080	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2015 Heated Area: 3702 HX Base Yr 2015



** This building has 11 Sub-Areas

94001 LIMPKIN LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		698,449
TOTAL MARKET OB/XF VALUE		135,138
TOTAL LAND VALUE - MARKET		192,500
TOTAL MARKET VALUE		1,026,087
SOH/AGL Deduction		143,103
ASSESSED VALUE		882,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		832,984
TOTAL JUST VALUE		1,026,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		934,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530816	SWIM POOL	37,500	07/01/2015
M11477	MECH OTHER	0	05/01/2006
E16893	ELEC OTHER	12,000	03/01/2006
P10773	OTHER	0	02/01/2006
C17049	CO ISSUED	0	01/01/2006
R08864	REPAIR/RRF	3,500	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1919/1146	4/24/2014	SW	Q	I	02	799,900
GRANTOR: PNC BANK NA						
GRANTEE: WEST BRUCE S						
1884/1534	10/14/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PNC BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2007] W13 PTO=[YR=2007] N22 W25 S22 E25 $ W25
FGR=[YR=2007] W14 S6 W10 S27 E10 S4 E23 N16 E3 N12 W12 N9 $
S9 E12 S12 W3 S16 E11 N1 E18 N36 $ PTR=E80 BAS=[YR=2007] W14
FSP=[YR=2007] N5 STR=[YR=2007] N4 W25 S4 E25 $ W25 S13 E25
N8 $ S8 W25 N8 W14 S5 W10 S27 E10 S4 E18 S5 STR=[YR=2007] W7
S4 E29 N4 W22 $ E16 N5 E19 N36 $ W80 $ PTR= N50 FUS=[YR=2007]
S4 E30 N36 W14 FSP=[YR=2007] N5 W24 S13 E24 N8 $ S8 W24 N8
W14 S36 E22 N10 E6 S6 W6$ S50 $ PTR= L70 U50 UDU=[YR=2007]
N4 UOP=[YR=2007] N4 W8 S4 E8 $ W8 S4 E8 $ D50 R70 $.

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	2,137.00	SF	4.00	4.00	100	2007	2007	3	89	7,608	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	6,440	
3	1126	CB/STC 8"	0	100	0	0	144.00	SF	8.00	8.00	100	2007	2007	3	89	1,025	
4	0300	BOAT DCK W	0	100	0	0	1,405.00	SF	40.00	40.00	100	2007	2007	3	52	29,224	
5	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2007	2007	3	100	10,200	
6	0861	POOL GUNIT	0	100	0	0	888.00	SF	85.00	85.00	100	2015	2015	3	81	61,139	
7	0835	QUARY TILE	0	100	0	0	1,128.00	SF	10.00	10.00	100	2015	2015	3	96	10,829	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	74	1,480	
9	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2015	2015	3	81	7,193	

LAND DESCRIPTION

TOTAL OB/XF 135,138

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	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	175,000.00	192,500.00	192,500							

REVIEW DATE 10/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 192,500 Market: 0 Agricultural: 0 Common: 192,500 PRINTED 08/02/2023 BY SYS