

LOT 23
IN OR 2114/523
PINEY ISLAND II PB 4/97

LEMMEL DAVID E/SHIRVEN JOSIE
94043 LIMPKEIN LANE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0023-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	2,730	100	2,730	267,710
DKC	296	10	30	2,942
FGR	961	55	529	51,875
FOP	88	30	26	2,549
FOP	92	30	28	2,745
STR	36	10	4	392

TOTALS	4,203		3,347	328,215
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	2,061.00	SF	4.00	4.00
3	0803	ASPHALT C	0 100	0	0	4,225.00	SF	2.00	2.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,347	98.9000	117.44	393,072	2000	2000	0	0	0 16.50	83.50	
1 SNGL FAM - 100% - 2001 Heated Area: 2730 HX Base Yr 2001												
94043 LIMPKEIN LN, FERNANDINA BEACH												
BLD DATE: 05/23/2023 MLU												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		328,215	
TOTAL MARKET OB/XF VALUE		13,964	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		467,179	
SOH/AGL Deduction		167,682	
ASSESSED VALUE		299,497	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		249,497	
TOTAL JUST VALUE		467,179	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,323	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006774	NEW CONSTR	215,000	01/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2114/0523	4/08/2017	WD	U	I	11	100
GRANTOR: SHIRVEN JOSIE V & DAV						
GRANTEE: SHIRVEN JOSIE V & D						
0877/1554	4/07/1999	WD	Q	V		34,900
GRANTOR: BENNETT PHILIP A & ID						
GRANTEE: SHIRVEN MAYNARD & J						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2000]	W13	DKC=[YR=2000]	N12	W14	S4	W16 S8 E30 \$
FOP=[YR=2000]	W8	S11	E8	N11	\$ S11	W8 N11 W36 S50
FGR=[YR=2000]	W8	S31	E31	N31	W23	\$ E33 FOP=[YR=2000] S5 E4
STR=[YR=2000]	S6	E6	N6	W6	\$ E8	N5 W2 N4 W8 S4 W2 \$ E2 N4 E8 S4 E14 N50 \$.