LOT 26
PINEY ISLAND II PB 4/97

MASSENGILL JOANNE L/E/
94107 LIMPKIN LANE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

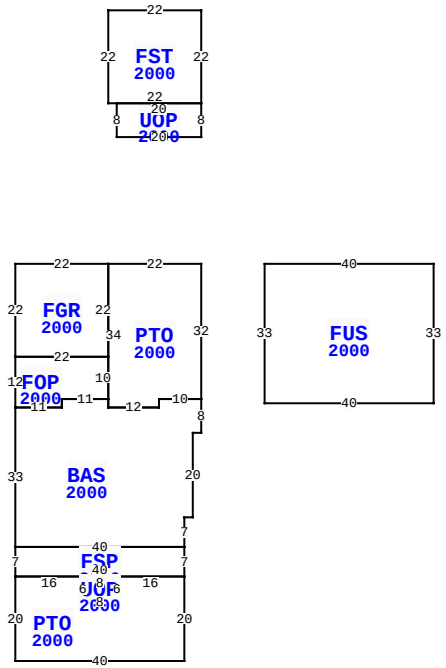
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	1,426	146,212
FGR	484	55	266	27,274
FOP	242	30	73	7,485
FSP	280	40	112	11,483
FST	484	55	266	27,274
FUS	1,320	100	1,320	135,343
PTO	728	5	36	3,691
PTO	752	5	38	3,896
UOP	48	20	10	1,025
UOP	160	20	32	3,281
TOTALS	5,924		3,579	366,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,579	95.6700	113.61	406,610	2000	2002	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2002 Heated Area: 2746 HX Base Yr 2002



94107 LIMPKIN LN, FERNANDINA BEACH

BLD DATE	04/14/2008 RK	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		366,966
TOTAL MARKET OB/XF VALUE		3,198
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		495,164
SOH/AGL Deduction		227,706
ASSESSED VALUE		267,458
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		212,458
TOTAL JUST VALUE		495,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805211	(23) WINDOWS	9,438	07/01/3018
993756	H/AC	0	05/01/1999
974542	NEW CONSTR	131,562	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2460/1794	5/04/2021	QC	U	I	11	100
GRANTOR: MASSENGILL JOANNE						
GRANTEE: MASSENGILL MICHAEL						
1591/1952	11/04/2008	QC	U	I	01	100
GRANTOR: MASSINGILL JOANNE						
GRANTEE: MASSENGILL JOANNE &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W22 FGR=[YR=2000] W22 S22 FOP=[YR=2000] S12 BAS=[YR=2000] S33 FSP=[YR=2000] S7 PTO=[YR=2000] S20 E40 N20 W16 UOP=[YR=2000] S6 W8 N6 E8 $ S6 W8 N6 W16 $ E40 N7 W40 $ E40 N7 E2 N20 E2 N8 W10 S2 W12 N2 W11 S2 W11 $ E11 N2 E11 N10 W22 $ E22 N22 $ S34 E12 N2 E10 N32 $ PTR= E15 FUS=[YR=2000] E40 S33 W40 N33 $ W15 $ PTR= N30 UOP=[YR=2000] N8 FST=[YR=2000] N22 W22 S22 E22 $ W20 S8 E20 $ S30 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
2	0810	CONCRETE A	0	100	18	16	288.00	SF	6.50	6.50	100	2000	2000	3	80	1,498	

LAND DESCRIPTION

TOTAL OB/XF 3,198

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