PT TRACT A IN OR 1671/1590
PINEY ISLAND PBK 4/63
{A/K/A LOTS 30,31 OF U/R SUB}

RICHARDSON CHARLES & MARTHA REV LVG TRUST/RICHARDS
96139 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0031-0000

BUILDING CHARACTERISTICS

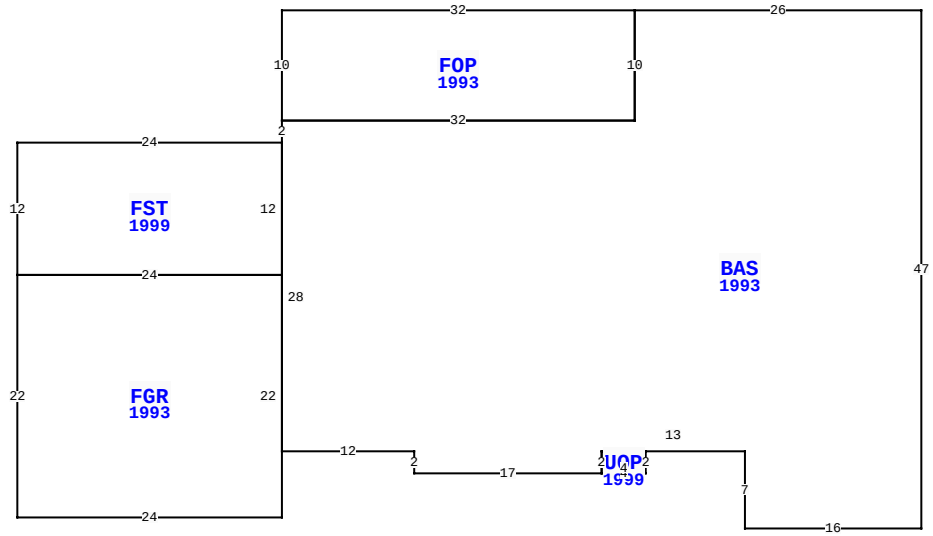
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04
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	2,146	100	2,146	221,233
FGR	528	55	290	29,896
FOP	320	30	96	9,897
FST	288	55	158	16,288
UOP	8	20	2	206
TOTALS	3,290		2,692	277,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,692	115.5168	137.18	369,289	1986	1986	0	0	0	24.85	75.15

1 SNGL FAM – 100% - 1987 Heated Area: 2146 HX Base Yr 1987



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

96139 PINEY ISLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		277,521
TOTAL MARKET OB/XF VALUE		11,222
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		413,743
SOH/AGL Deduction		232,405
ASSESSED VALUE		181,338
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		126,338
TOTAL JUST VALUE		413,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3127	NEW CONSTR	58,700	12/26/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1671/1590	4/14/2010	WD	U	I	11	100
GRANTOR: RICHARDSON CHARLES S						
GRANTEE: RICHARDSON CHARLES						
0769/0994	8/27/1996	WD	U	V	08	100
GRANTOR: SAUNDERS ORVILLE L &						
GRANTEE: RICHARDSON CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] W32 S10 E32 N10$S10 W32 S2 FST=[YR=1999] W24 S12 FGR=[YR=1993] S22 E24 N22 W24 $ E24 N12 $ S 28 E12 S2 E17 UOP=[YR=1999] E4 N2 W4 S2 $ N2 E13 S7 E16 N47 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	0812	CONCRETE C	0	100	0	0	2,980.00	SF	3.60	3.60	100	1986	1986	3	52	5,579	
3	0825	BRICK	0	100	0	0	220.00	SF	12.50	12.50	100	1990	1990	3	87	2,393	
4	0940	SHEDS/PORT	0	100	20	9	180.00	SF	30.00	30.00	100	2001	2001	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 11,222

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 10/24/2018 BY DJX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS