PT TRACT A IN OR 1892/1829
BEING PARCELS B & C &
PT LOT 32 IN OR 2398/778

HOGAN ROBERT & ELIZABETH S
95010 PINEY ISLAND CT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0036-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95010 PINEY ISLAND CT, FERNANDINA BEACH

BLD DATE		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	0
TOTAL MARKET OB/XF VALUE	6,192
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	131,192
SOH/AGL Deduction	36,272
ASSESSED VALUE	94,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,920
TOTAL JUST VALUE	131,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0778	10/07/2020	QC	U	V	11	100
GRANTOR: HOGAN ROBERT & ELIZAB						
GRANTEE: HOGAN ROBERT & ELIZ						
1892/1829	12/06/2013	WD	Q	I	01	265,000
GRANTOR: CHISM WAYNE R & LORIE						
GRANTEE: HOGAN ROBERT & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	40	18	720.00	SF	10.00	10.00	100	2018	2018	3	86	6,192	

LAND DESCRIPTION

TOTAL OB/XF 6,192

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	0		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 02/01/2021 BY KWX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS