

LOT 39 & W20 FT OF LOT 40 &
PT OF TRACT A
IN OR 305/281

TOMPKINS MARY L
95021 PINEY ISLAND COURT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2,426	63,799
DCK	525	10	52	1,367
FGR	525	55	289	7,600
FOP	40	30	12	316
FSP	255	40	102	2,682
UOP	96	20	19	500

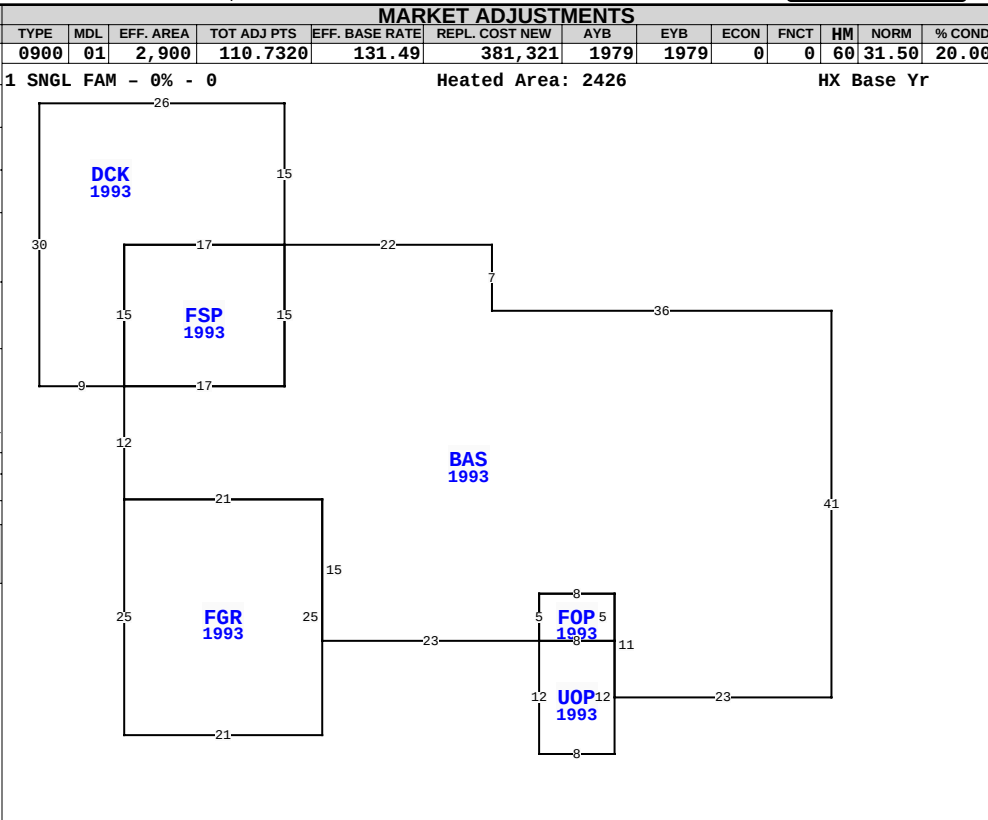
TOTALS	3,867		2,900	76,264
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0	0	0	2,283.00	SF	4.00	4.00	100	1987	1987	3	54.5	4,977	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0812	CONCRETE C	0	0	0	0	3,349.00	SF	4.00	4.00	100	1980	1980	3	35	4,689	
10	0751	UOP	0	0	22	8	176.00	SF	5.00	5.00	100	1985	1985	3	20	176	

LAND DESCRIPTION			TOTAL OB/XF 11,557													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000130	C	SFR WATER	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	425,000.00	318,750.00

REVIEW DATE	01/12/2023	BY	DJ	Total Acres:	0.00	Total Land Value:	318,750	Market:	0	Agricultural:	0	Common:	318,750	PRINTED 08/02/2023 BY SYS
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/24/2023
INC DATE			AG DATE	MLU

95021 PINEY ISLAND CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		76,264	
TOTAL MARKET OB/XF VALUE		11,557	
TOTAL LAND VALUE - MARKET		318,750	
TOTAL MARKET VALUE		406,571	
SOH/AGL Deduction		117,239	
ASSESSED VALUE		289,332	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		289,332	
TOTAL JUST VALUE		406,571	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,032	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 0243	REPAIR/RRF	2,860	10/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0305/0281	11/01/1979	WD	U	I	
GRANTOR:					SALE PRICE
GRANTEE:					61,400

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W36 N7 W22 DCK=[YR=1993] N15 W26 S30 E9 N15 E17 \$ FSP=[YR=1993] W17 S15 E17 N15 \$ S15 W17 S12 FGR=[YR=1993] S25 E21 N25 W21 \$ E21 S15 E23 UOP=[YR=1993] S12 E8 N12 FOP=[YR=1993] N5 W8 S5 E8 \$ W8 \$ N5 E8 S11 E23 N41 \$.					