

LOT 40 EX W 20 FT  
IN OR 314 PG 175  
PT OF TRACT A

JONES JOSEPH M & MARY W  
96149 PINEY ISLAND DRIVE  
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0040-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 80  |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floor           | 14 | CARPET 90      |
| Interior Floor           | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| 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       | 1,224            | 100         | 1,224        | 114,720              |
| BAS       | 320              | 100         | 320          | 29,992               |
| BAS       | 870              | 100         | 870          | 81,541               |
| FOP       | 108              | 30          | 32           | 2,999                |
| UST       | 32               | 45          | 14           | 1,312                |

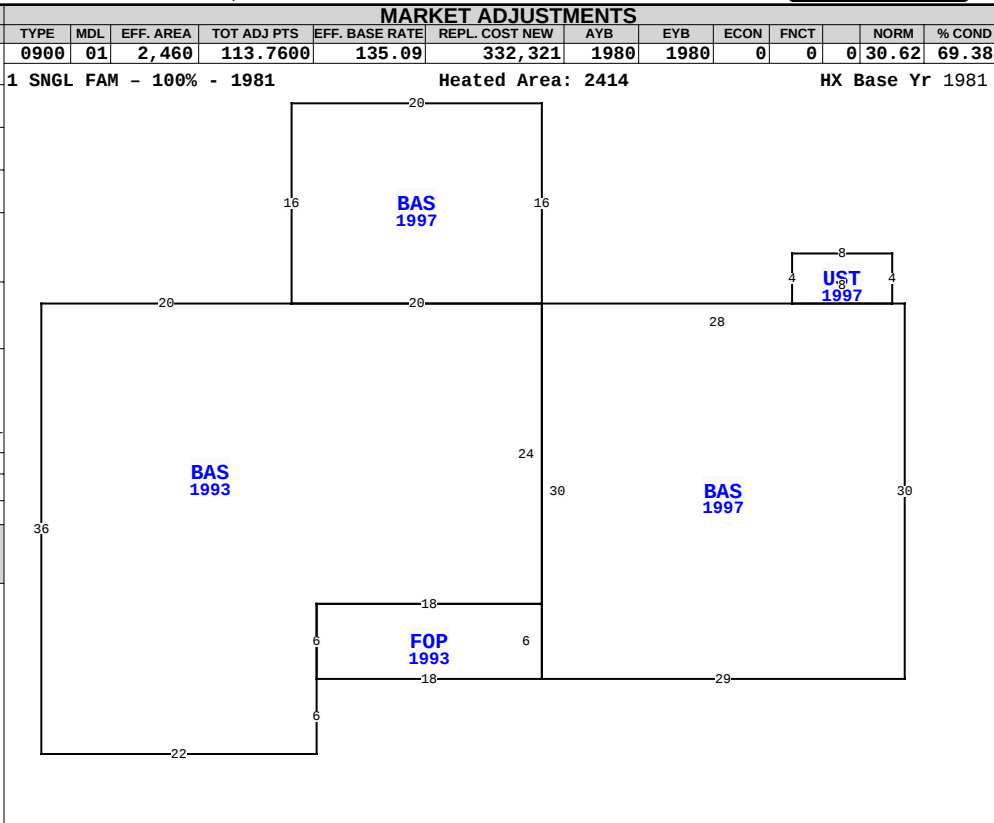
|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,554 | 2,460 | 230,564 |
|--------|-------|-------|---------|

#### EXTRA FEATURES

| 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 |
|-----|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,441.00 | SF | 4.00     | 4.00           | 100       | 1986    | 1986        | 3 | 52     | 5,077           |       |
| 3   | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 12 | 144.00   | SF | 30.00    | 30.00          | 100       | 1986    | 1986        | 3 | 20     | 864             |       |
| 4   | 0681       | POLE SHED   | 0   | 100 | 11 | 12 | 132.00   | SF | 15.00    | 15.00          | 100       | 1986    | 1986        | 3 | 20     | 396             |       |
| 5   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1997    | 1997        | 3 | 81     | 2,835           |       |
| 6   | 0810       | CONCRETE A  | 0   | 100 | 40 | 3  | 120.00   | SF | 6.50     | 6.50           | 100       | 1998    | 1998        | 3 | 77     | 601             |       |
| 7   | 0810       | CONCRETE A  | 0   | 100 | 18 | 15 | 270.00   | SF | 6.50     | 6.50           | 100       | 1998    | 1998        | 3 | 77     | 1,351           |       |

#### LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
|-----|----------|-----|----------------------|-----|-----|
| 1   | 000100   | C   | SFR                  | 100 |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 04/11/2008 | RK | LGL DATE  |            |
| XF DATE  |            |    | LAND DATE | 05/23/2023 |
| INC DATE |            |    | AG DATE   | MLU        |

| 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 |
|-----|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,441.00 | SF | 4.00     | 4.00           | 100       | 1986    | 1986        | 3 | 52     | 5,077           |       |
| 3   | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 12 | 144.00   | SF | 30.00    | 30.00          | 100       | 1986    | 1986        | 3 | 20     | 864             |       |
| 4   | 0681       | POLE SHED   | 0   | 100 | 11 | 12 | 132.00   | SF | 15.00    | 15.00          | 100       | 1986    | 1986        | 3 | 20     | 396             |       |
| 5   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1997    | 1997        | 3 | 81     | 2,835           |       |
| 6   | 0810       | CONCRETE A  | 0   | 100 | 40 | 3  | 120.00   | SF | 6.50     | 6.50           | 100       | 1998    | 1998        | 3 | 77     | 601             |       |
| 7   | 0810       | CONCRETE A  | 0   | 100 | 18 | 15 | 270.00   | SF | 6.50     | 6.50           | 100       | 1998    | 1998        | 3 | 77     | 1,351           |       |

#### TOTAL OB/XF

|             |        |
|-------------|--------|
| TOTAL OB/XF | 11,124 |
|-------------|--------|

#### NASSAU COUNTY PROPERTY

| VALUATION BY              | STANDARD  |         |
|---------------------------|-----------|---------|
| Tax Group: 7              | Tax Dist: |         |
| BUILDING MARKET VALUE     |           | 230,564 |
| TOTAL MARKET OB/XF VALUE  |           | 11,124  |
| TOTAL LAND VALUE - MARKET |           | 125,000 |
| TOTAL MARKET VALUE        |           | 366,688 |
| SOH/AGL Deduction         |           | 200,798 |
| ASSESSED VALUE            |           | 165,890 |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000  |
| BASE TAXABLE VALUE        |           | 115,890 |
| TOTAL JUST VALUE          |           | 366,688 |
| NCON VALUE                |           | 0       |
| INCOME VALUE              |           |         |
| PREVIOUS YEAR MKT VALUE   |           | 270,639 |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R2108882   | ROOF        | 13,205 | 07/07/2021 |
| 970641     | REPAIR/RRF  | 1,200  | 10/01/1997 |

#### SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| 0314/0175         | 5/01/1980 | WD        | Q     | I     |        | 59,400     |
| GRANTOR:          |           |           |       |       |        |            |
| GRANTEE:          |           |           |       |       |        |            |
| 0294/0736         | 7/01/1979 | MS        | U     | V     |        | 5,000      |
| GRANTOR:          |           |           |       |       |        |            |
| GRANTEE:          |           |           |       |       |        |            |

#### BUILDING NOTES

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#### BUILDING DIMENSIONS

BAS=[YR=1997] W1 UST=[YR=1997] N4 W8 S4 E8 \$ W28  
BAS=[YR=1997] N16 W20 S16 BAS=[YR=1993] W20 S36 E22 N6  
FOP=[YR=1993] E18 N6 W18 S6\$ N6 E18 N24 W20\$ E20\$ S30 E29  
N30\$.