LOT 48
IN OR 2010/8
PINEY ISLAND II PB 4/97

ADAMS FAMILY TRUST/ADAMS JOHN D JR TRUSTEE
909 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

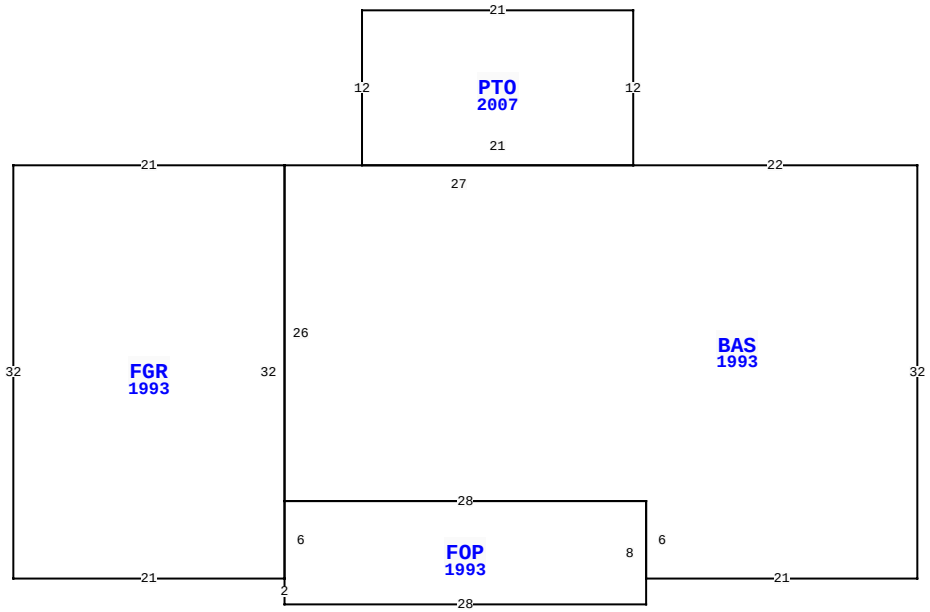
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	144,305
FGR	672	55	370	38,138
FOP	224	30	67	6,906
PTO	252	5	13	1,340
TOTALS	2,548		1,850	190,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,850	112.0000	133.00	246,050	1987	1992	0	0	0	22.50	77.50

1 SNGL FAM – 0% - 0 Heated Area: 1400 HX Base Yr



96146 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	190,689
TOTAL MARKET OB/XF VALUE	6,525
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	372,214
SOH/AGL Deduction	50,830
ASSESSED VALUE	321,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,384
TOTAL JUST VALUE	372,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1306	5/12/2023	WD	Q	I	01	434,000
GRANTOR: KYNE JOHN T & EDEN						
GRANTEE: ADAMS FAMILY TRUST						
2010/0008	10/19/2015	WD	U	I	37	209,500
GRANTOR: SNOWDEN IRENE M						
GRANTEE: KYNE JOHN T & EDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22PTO=[YR=2007] N12 W21 S12 E21 $ W27
FGR=[YR=1993] W21 S32 E21 FOP=[YR=1993] S2 E28 N8 W28 S6 $
N32 $ S26 E28 S6 E21 N32 $.

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	0812	CONCRETE C	0	0	0	0	2,942.00	SF	4.00	4.00	100	1987	1987	3	54.5	6,414	
2	1127	BRICK 8"	0	0	0	0	12.00	SF	11.00	11.00	100	1987	1987	3	84	111	

LAND DESCRIPTION

TOTAL OB/XF 6,525

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	175,000.00	175,000.00	175,000							

REVIEW DATE 07/13/2020 BY KWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS