

LOT 72 PT OF TRACT B
IN OR 1605/326
PINEY ISLAND PB 4/63 & 64

SIMMONS GREGORY Q & JULIE A
96056 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	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	1,708	100	1,708	203,325
DCK	238	10	24	2,857
FGR	462	55	254	30,237
FOP	258	30	77	9,167
FOP	376	30	113	13,452
FUS	632	100	632	75,236

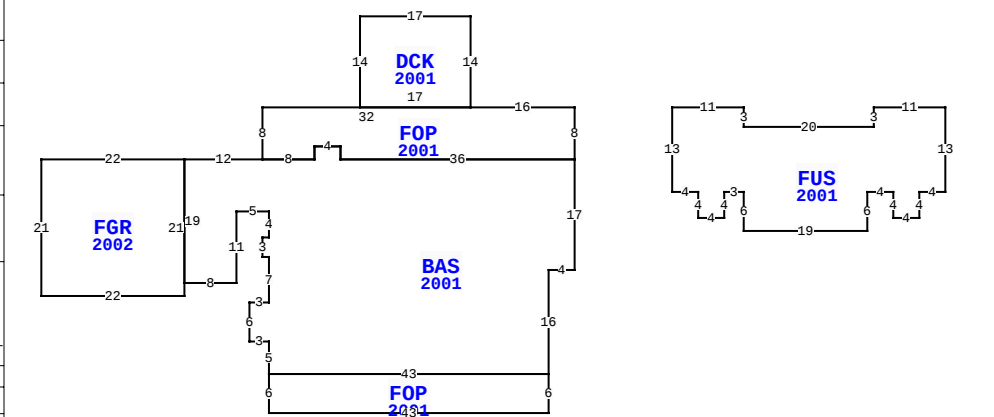
TOTALS	3,674		2,808	334,273
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	2,182.00	SF	4.00	4.00
2	0920	CWALL-WD/M	0	100	0	67.00	LF	390.00	390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE 10/24/2018 BY DJX

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,808	111.3840	132.27	371,414	2001	2001	0	0
1 SNGL FAM - 100% - 2002									
Heated Area: 2340									
HX Base Yr 2002									



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

TOTAL OB/XF									
12,383									

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12,383									

Market: 0 Agricultural: 0 Common: 125,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 7									
Tax Dist:									
BUILDING MARKET VALUE									
334,273									
TOTAL MARKET OB/XF VALUE									
12,383									
TOTAL LAND VALUE - MARKET									
125,000									
TOTAL MARKET VALUE									
471,656									
SOH/AGL Deduction									
246,641									
ASSESSED VALUE									
225,015									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
175,015									
TOTAL JUST VALUE									
471,656									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
349,662									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015038	H/AC	0	05/01/2001
B017892	SWIM POOL	7,000	01/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1605/0326	2/02/2009	QC	U	I	19	78,192
GRANTOR: SIMMONS GREGORY Q						
GRANTEE: SIMMONS GREGORY Q &						
0970/0325	2/08/2001	DG	U	V	01	100
GRANTOR: SIMMONS LOU J						
GRANTEE: SIMMONS GREGORY Q						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2001] W16 DCK=[YR=2001] N14 W17 S14 E17 \$ W32 S8									
BAS=[YR=2001] W12 FGR=[YR=2002] W22 S21 E22 N21\$ S19 E8 N11									
E5 S4 W1 S3 E1 S7 W3 S6 E3 S5 FOP=[YR=2001] S6 E43 N6 W43 \$									
E43 N16 E4 N17 W36 N2 W4 S2 W8 \$ E8 N2 E4 S2 E36 N8 \$ PTR=									
E15 FUS=[YR=2001] E11S3 E20 N3 E11 S13 W4 S4 W4 N4 W4 S6 W19									
N6 W3 S4 W4 N4 W4 N13 \$ W15 \$.									