LOT 75 PT OF TRACT B
IN OR 2579/761
PINEY ISLAND PB 4/63 & 64

GRIFFIS BRANDON & ASHLEY MICHELLE
85051 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0075-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

96040 PINEY ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	175,000
SOH/AGL Deduction	0
ASSESSED VALUE	175,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,000
TOTAL JUST VALUE	175,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004981	2701 HTD	576,150	04/18/2023
3230	NEW CONSTR	0	10/07/1988
3209	NEW CONSTR	3,000	09/27/1988
5366	NEW CONSTR	4,200	09/15/1988
2718	H/AC	4,200	09/15/1988
5131	NEW CONSTR	71,028	08/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2579/0761	7/22/2022	WD	Q	V	01	225,000
GRANTOR: CASA DE SOL LLC						
GRANTEE: GRIFFIS BRANDON & A						
2403/0993	10/09/2020	WD	Q	V	01	78,000
GRANTOR: HOSHALL-HAKIMIAN VICT						
GRANTEE: CASA DE SOL LLC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/24/2023 BY MLU Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS