LOT 76 PT OF TRACT B
IN OR 863/1496 & OR 1705/930
PINEY ISLAND PB 4/63 & 64

HERNANDEZ TAMARA A V WATKIVS
96034 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0076-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 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	15	HARDTILE 20
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.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

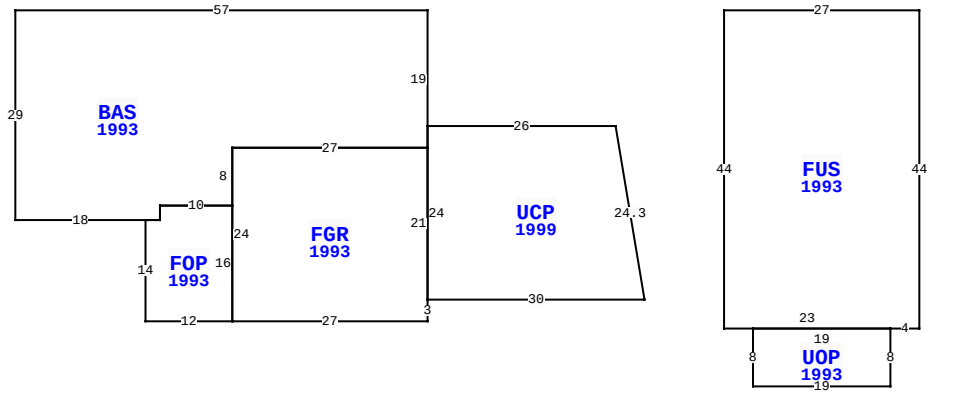
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1,363	137,790
FGR	648	55	356	35,989
FOP	188	30	56	5,661
FUS	1,188	100	1,188	120,098
UCP	672	20	134	13,547
UOP	152	20	30	3,033
TOTALS	4,211		3,127	316,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,127	98.9920	117.55	367,579	1989	1994	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2008 Heated Area: 2551 HX Base Yr 2008



96034 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		316,118
TOTAL MARKET OB/XF VALUE		22,035
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		513,153
SOH/AGL Deduction		289,624
ASSESSED VALUE		223,529
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,529
TOTAL JUST VALUE		513,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108707	REPAIR/RRF	10,000	08/01/2021
006849	XFOB	4,000	02/01/2000
3408	NEW CONSTR	0	02/17/1989
5500	NEW CONSTR	78,222	02/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1705/0930	10/20/2010	QC	U	I	11	100
GRANTOR: WATKIVS KENNETH						
GRANTEE: WATKIVS TAMARA A V						
0863/1496	1/21/1999	WD	Q	I		190,000
GRANTOR: MAXWELL NANCY B & JOH						
GRANTEE: VECCHIARELLO TAMARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S29 E18 FOP=[YR=1993] S14 E12
FGR=[YR=1993] E27 N3 UCP=[YR=1999] E30 U24 L4 W26 S24 $ N21
W27 S24 $ N16 W10 S2 W2$ E2 N2 E10 N8 E27 N19$ PTR= E41
FUS=[YR=1993] E27 S44 W4 UOP=[YR=1993] S8 W19 N8 E19 $ W23
N44 $ W41 $.

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	100	0	0	3,108.00	SF	4.00	4.00	100	1989	1989	3	59.5	7,397	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
5	1242	WD DECK A	0	100	16	6	96.00	SF	10.00	10.00	100	1994	1994	3	20	192	
6	1242	WD DECK A	0	100	30	24	720.00	SF	10.00	10.00	100	1999	1999	3	20	1,440	
7	0910	SCRN RM L	0	100	30	24	720.00	SF	15.00	15.00	100	2000	2000	3	20	2,160	
8	0812	CONCRETE C	0	100	0	0	1,645.00	SF	4.00	4.00	100	2002	2002	3	83	5,461	
9	0810	CONCRETE A	0	100	30	5	150.00	SF	6.50	6.50	100	2002	2002	3	83	809	
10	0830	FLAGSTONE	0	100	0	0	160.00	SF	8.40	8.40	100	2002	2002	3	83	1,116	
11	1076	TRELLIS A	0	100	15	30	450.00	SF	7.50	7.50	100	2002	2002	3	32	1,080	

LAND DESCRIPTION

TOTAL OB/XF 22,035

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	100		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 10/24/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS