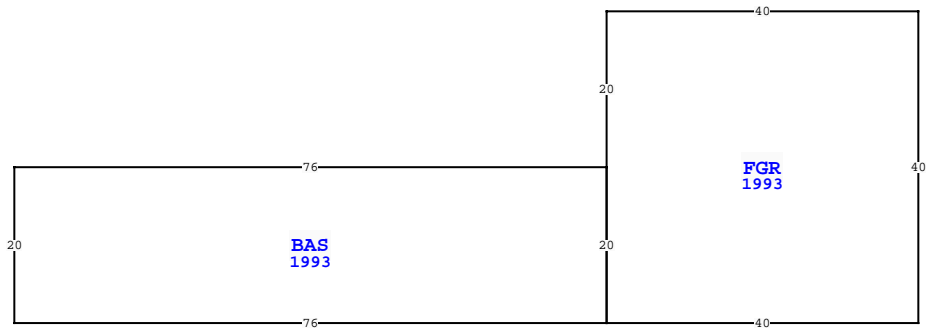




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8901	04	2,480	68.9850	119.34	295,963	1977	1980	0	0	25.00	75.00		
1 GOVT BLDG - 0% - 0													
Heated Area: 1520													
HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	8600	COUNTY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1,520	136,048
FGR	1,600	60	960	85,925
TOTALS	3,120		2,480	221,972

96031 PINE GROVE RD, FERNANDINA BEACH

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	02/04/2022
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				326,104
TOTAL MARKET OB/XF VALUE				20,756
TOTAL LAND VALUE - MARKET				206,910
TOTAL MARKET VALUE				553,770
SOH/AGL Deduction				192,389
ASSESSED VALUE				361,381
TOTAL EXEMPTION VALUE	03			361,381
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				553,770
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				394,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633236	XFOB	8,036	10/01/2016
B1632446	XFOB	5,229	06/01/2016
B1632447	XFOB	4,700	06/01/2016
B1530834	XFOB	3,641	07/01/2015
C1327729	CO ISSUED	0	12/19/2014
M1419345	H/AC	0	03/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0216/0022	4/01/1976	WD	U	V		2,500

BUILDING NOTES									
GRANTOR:									
GRANTEE:									

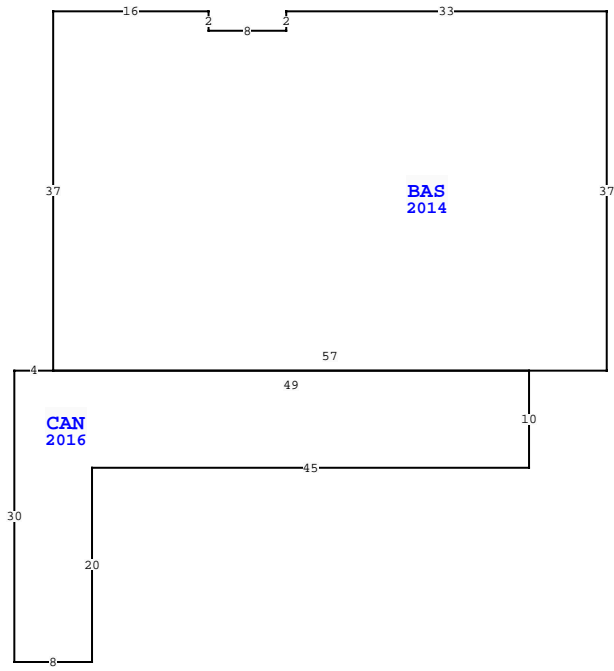
BUILDING DIMENSIONS									
FGR=[YR=1993] W40 S20 BAS=[YR=1993] W76 S20 E76 N20S S20 E40 N40S.									

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	0810	CONCRETE A	0	0	40	3	192.00	SF	6.50	6.50	100	1990	1990	3	62	774	
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	29	451	
4	0803	ASPHALT C	0	0	0	0	8,346.00	SF	2.00	2.00	100	1993	1993	3	50	8,346	
6	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	1996	1996	3	20	200	
7	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	1990	1990	3	20	360	
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	29	131	
9	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	2014	2014	3	70	350	
10	1242	WD DECK A	0	0	0	0	230.00	SF	10.00	10.00	100	2014	2014	3	70	1,610	
11	0310	AL GANG WY	0	0	0	0	29.00	LF	115.00	115.00	100	2014	2014	3	70	2,335	
12	0810	CONCRETE A	0	0	37	4	148.00	SF	6.50	6.50	100	2014	2014	3	95	914	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0	0004	CG	0.00	0.00	27,588.00	SF		1.00	1.00	1.00	7.50	7.50	206,910							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		4 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,093	100	2,093
CAN	690	30	207
			SUBAREA MARKET VALUE
			94,760
			9,372
TOTALS	2,783		2,300
			104,132

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1709	04	2,300	90.7725	78.06	179,538	2005	2005	0	0	0	42.00	58.00	
2 MH OFFICE - 0% - 0 Heated Area: 2093 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			326,104
TOTAL MARKET OB/XF VALUE			20,756
TOTAL LAND VALUE - MARKET			206,910
TOTAL MARKET VALUE			553,770
SOH/AGL Deduction			192,389
ASSESSED VALUE			361,381
TOTAL EXEMPTION VALUE	03		361,381
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			553,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			394,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326677	NEW CONSTR	0	09/01/2013
B1327371	DEMOLITION	350	06/01/2013
B0310630	DEMOLITION	250	01/01/2003
9805307	FOUNDATION	0	08/01/1998
985307	XFOB	0	08/01/1998
962911	REMODEL	0	07/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0216/0022	4/01/1976	WD	U	V		2,500

BLD DATE		02/04/2022	KK	LGL DATE	02/04/2022	KK
XF DATE	02/04/2022	KK	LAND DATE	02/04/2022	KK	
INC DATE			AG DATE			

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W33 S2 W8 N2 W16 S37 CAN=[YR=2016] W4 S30 E8 N20 E45 N10 W49\$ E57 N37\$.	

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
13	0810	CONCRETE A	0	0	0	44.00	SF	6.50	6.50	100	2014	2014	3	95	272	
14	0351	CARPOT MT	0	0	28	336.00	SF	10.00	10.00	100	2016	2016	3	78	2,621	
15	0810	CONCRETE A	0	0	12	36.00	SF	6.50	6.50	100	2016	2016	3	97	227	
16	0446	BOX FNC 6'	0	0	0	132.00	LF	20.00	20.00	100	2017	2017	3	82	2,165	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
[Empty rows for land description data]																								