

IN OR 609 PG 1253 &
OR 2592/471 61-1 & 61-9
FPL ESMT OR 324 PG 173

D'AMATO JACK J & JUDITH L L/E/
96244 PINE GROVE RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0061-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	76,610
DCK	216	10	22	1,729
FOP	312	30	94	7,386
FST	88	55	48	3,772
FUS	798	100	798	62,702

TOTALS	2,389		1,937	152,198
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0351	CARPORT MT	0	100	23	20	460.00	SF	5.00
4	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00
5	0855	CONC PAVER	0	100	25	3	75.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.46
2	009530	C	POND	0			0.00	0.00	0.90

REVIEW DATE	07/19/2017	BY	KW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,937	106.8200	96.41	186,746	1985	1985		0	0	18.50	81.50	
1 SINGLE FAM - 100% - 0 Heated Area: 1773 HX Base Yr													

96244 PINE GROVE RD, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/30/2023
	INC DATE		AG DATE	MLU

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0351	CARPORT MT	0	100	23	20	460.00	SF	5.00	5.00	100	2005	2005	3	27	621	
4	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	2005	2005	3	44	3,696	
5	0855	CONC PAVER	0	100	25	3	75.00	SF	10.00	10.00	100	2012	2012	3	94	705	

TOTAL OB/XF														7,122			
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	75,000.00	75,000.00	259,500
2	009530	C	POND	0			0.00	0.00	0.90	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,250

Total Acres: 4.36	Total Land Value: 261,750	Market: 0	Agricultural: 0	Common: 261,750
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		152,198	
TOTAL MARKET OB/XF VALUE		7,122	
TOTAL LAND VALUE - MARKET		261,750	
TOTAL MARKET VALUE		421,070	
SOH/AGL Deduction		231,856	
ASSESSED VALUE		189,214	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		139,214	
TOTAL JUST VALUE		421,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412566	XFOB	14,820	04/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2592/0470	9/21/2022	LE	U	I	11	100			
GRANTOR:D'AMATO JACK J & JUDI									
GRANTEE:BLANCHARD JACQUELYN									
0609/1253	10/17/1990	WD	Q	I		122,500			
GRANTOR:PHILLIPS DAVID & R									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W19 DCK=[YR=1993] N12 W18 S12 E18 \$ W20 S2FST=[YR=1993] W8 S11 E8 N11 \$ S23 FOP=[YR=1993] S8 E39 N8 W39\$ E39 N25\$ PTR= E20 FUS=[YR=1993] E38 S21 W38 N21\$ W20\$.									