LOTS 8 9 & 10
IN OR 267/659
O NEIL HEIGHTS #1 PB 3/56

OLIVER OMER J & ANNIE MAE
96010 PINE GROVE ROAD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-5060-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

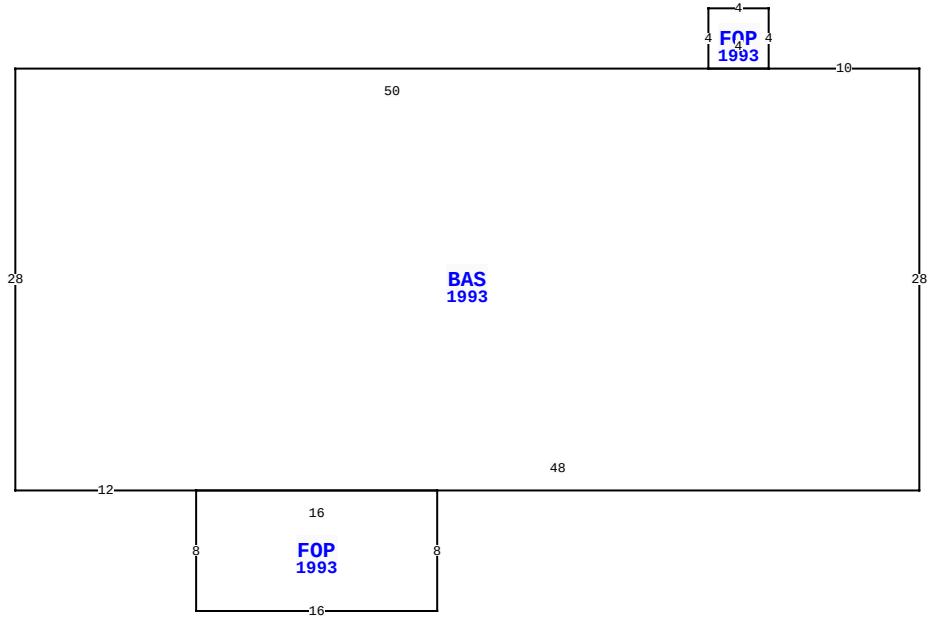
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	118,050
FOP	16	30	5	351
FOP	128	30	38	2,670
TOTALS	1,824		1,723	121,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,723	125.0700	112.88	194,492	1960	1965	0	0	0	37.75	62.25

1 SINGLE FAM – 100% - 0 Heated Area: 1680 HX Base Yr



96010 PINE GROVE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		121,071
TOTAL MARKET OB/XF VALUE		28,618
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		275,689
SOH/AGL Deduction		122,633
ASSESSED VALUE		153,056
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,056
TOTAL JUST VALUE		275,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00811	GARAGE	15,028	02/01/1994
3039	N/A	6,500	10/17/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=1993] N4 W4 S4 E4 $ W50 S28 E12
FOP=[YR=1993] S8 E16 N8 W16 $ E48 N28 $.

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	0811	CONCRETE B	0	100	0	0	1,062.00	SF	5.20	5.20	100	1994	1994	3	70	3,866	
2	0511	GARAGE CB-	0	100	26	34	884.00	SF	40.00	40.00	100	1994	1994	3	70	24,752	

LAND DESCRIPTION

TOTAL OB/XF 28,618

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	000100	C	SFR	100		RS-2	128.00	138.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	SFR	100		RS-2	140.00	140.00	2.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	81,000							

REVIEW DATE 11/07/2018 BY KBA Total Acres: 0.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/02/2023 BY SYS