

LOT 34
IN OR 1943/1728
PIRATES WOOD 2 UNR

GOODIN RICHARD B JR & CRYSTAL
8 VINTAGE WAY #815
FERNANDINA BEACH, FL 32034

2023

43-3N-28-509B-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,037	100	2,037	72,560
BAS	128	100	128	4,560
BAS	437	100	437	15,566
FGR	484	55	266	9,475
FOP	16	30	5	178
FOP	12	30	4	142
PTO	12	5	1	36
PTO	275	5	14	499
TOTALS	3,401		2,892	103,017

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	62	18	1,216.00	SF	4.00	4.00
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00
6	0803	ASPHALT C	0 100	0	0	3,826.00	SF	1.40	1.40
7	0803	ASPHALT C	0 100	97	15	1,455.00	SF	1.40	1.40

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,892	97.7130	116.03	335,559	1999	2006	0	0
1 SNGL FAM - 100% - 2017									
Heated Area: 2602									
HX Base Yr 2017									
97190 MORGANS WAY, YULEE									

TOTAL OB/XF									
9,387									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	62	18	1,216.00	SF	4.00	4.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					117,103				
TOTAL MARKET OB/XF VALUE					9,387				
TOTAL LAND VALUE - MARKET					100,000				
TOTAL MARKET VALUE					226,490				
SOH/AGL Deduction					62,768				
ASSESSED VALUE					163,722				
TOTAL EXEMPTION VALUE					HX HB				
BASE TAXABLE VALUE					113,722				
TOTAL JUST VALUE					226,490				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					158,953				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105990	REMODEL - FD	190,000	05/11/2021
B190902	GARAGE DOOR	2,000	02/01/2019
B1809319	(6) WINDOWS	5,122	12/01/2018
997448	OTHER	0	11/01/1999
985433	NEW CONSTR	91,160	10/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1943/1728	10/24/2014	WD	Q	I	01	254,000	
GRANTOR: *CONFIDENTIAL*							
GRANTEE: GOODIN RICHARD B JR							
1504/0449	6/07/2007	QC	U	I	01	100	
GRANTOR: FISHER MARIE							
GRANTEE: FISHER ANTHONY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2007] W14 S11 W2 BAS=[YR=2007] N11 W23 S19									
BAS=[YR=1999] W17 S20 D4 L1 S4 R1 D4 S10 FGR=[YR=1999]									
S22 E22 N22 W22\$ E22 N6 E12 PTO=[YR=1999] S3 E4 N3 W4\$									
FOP=[YR=1999] E4 N4 W4 S4\$ N4 E4 S4 E15 N36 W5 L1 U1 W4									
D1 L1 W25\$ E5 BAS=[YR=2007] S8 E16 N8 W16\$ E18 N2									
FOP=[YR=2007] W2 N6 E2 S6\$ N6\$W2 S6 E2 S2 E2 R1 U1 E4 D1									
R1 E1 N2 E7 N17\$.									

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