IN OR 1461/951
EX 9-2

**PANKE PAUL E & KRISTEN**
95026 TYSON ROAD
FERNANDINA BEACH, FL 32034

**2023**

**44-2N-28-0000-0009-0010**

## BUILDING CHARACTERISTICS

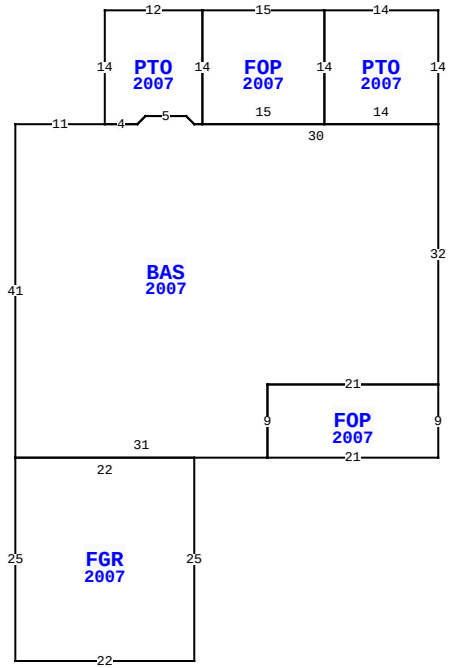
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 4006.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,949 | 100 | 1,949 | 216,195 |
| FGR | 550 | 55 | 302 | 33,500 |
| FOP | 189 | 30 | 57 | 6,322 |
| FOP | 210 | 30 | 63 | 6,988 |
| PTO | 162 | 5 | 8 | 887 |
| PTO | 196 | 5 | 10 | 1,109 |
| TOTALS | 3,256 | | 2,389 | 265,002 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,389 | 100.9890 | 119.92 | 286,489 | 2007 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SNGL FAM – 100% - 2008 Heated Area: 1949 HX Base Yr 2008




95026 TYSON RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 10/15/2007 RK | LGL DATE | |
| XF DATE | 10/15/2007 RK | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 265,002 |
| TOTAL MARKET OB/XF VALUE | | 6,589 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 316,591 |
| SOH/AGL Deduction | | 149,641 |
| ASSESSED VALUE | | 166,950 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 116,950 |
| TOTAL JUST VALUE | | 316,591 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 251,122 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1461/0951 | 11/27/2006 | WD | U | V | 06 | 13,471 |
| GRANTOR: ROBINSON PAMELA B & P | | | | | | |
| GRANTEE: PANKE PAUL E & KRIS | | | | | | |
| 1461/0948 | 11/27/2006 | WD | U | V | 06 | 100 |
| GRANTOR: ROBINSON PAMELA B | | | | | | |
| GRANTEE: ROBINSON PAMELA B & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2007] W14 FOP=[YR=2007] W15 PTO=[YR=2007] W12S14 BAS=[YR=2007] W11 S41 FGR=[YR=2007] S25 E22 N25 W22 $ E31 FOP=[YR=2007] E21 N9 W21 S9 $ N9 E21 N32 W30 U1 L1 W5 D1 L1 W4 $ E4 U1 R1 E5 D1 R1 E1 N14 $ S14 E15 N14 $ S14 E14 N14 $ .

## 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 | 1,635.00 | SF | 4.00 | 4.00 | 100 | 2007 | 2007 | 3 | 89 | 5,821 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 32 | 6 | 192.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 40 | 768 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,589

| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 03/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS