LOT 2 (EX R/W IN OR 78/529)
IN OR 1934/370
PINE MEADOW SUB PB 3/58

COYOTE & RAVEN FAMILY TRUST/SMITH LARRY W
2530 BOSTON BRANCH CIRCLE
SIGNAL MOUNTAIN, TN 37377

2024

00-00-30-0520-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

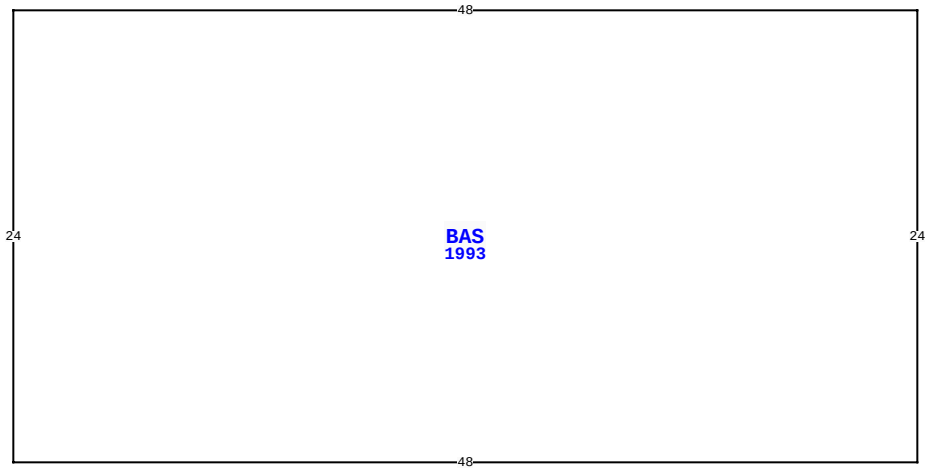
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	03	. 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	76,108
TOTALS	1,152		1,152	76,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	90.3120	85.80	98,842	1956	1960	0	0	0	23.00	77.00

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



514 PINE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	76,108
TOTAL MARKET OB/XF VALUE	948
TOTAL LAND VALUE - MARKET	132,000
TOTAL MARKET VALUE	209,056
SOH/AGL Deduction	50,717
ASSESSED VALUE	158,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,339
TOTAL JUST VALUE	209,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108132	REMODEL	1,500	04/01/2001
E017916	CHNGE SRVC	0	04/01/2001
R013029	REPAIR/RRF	1,660	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/0370	8/20/2014	WD	U	I	11	100
GRANTOR: SMITH LARRY W & CANDA						
GRANTEE: SMITH LARRY W & CAN						
1800/1203	6/26/2012	WD	Q	I	02	55,000
GRANTOR: MARSHALL LAURA A						
GRANTEE: SMITH LARRY W & CAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24 $.

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	1242	WD DECK A	0	0	25	10	250.00	SF	10.00	10.00	100	2001	2001	3	20	500	
2	1242	WD DECK A	0	0	16	14	224.00	SF	10.00	10.00	100	2001	2001	3	20	448	

TOTAL OB/XF 948

LAND DESCRIPTION

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	0		RSF-	110.00	135.00	110.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	132,000							

REVIEW DATE 01/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/06/2024 BY SYS