

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	2017.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,703	109.5000	104.02	177,146	1974	1985	0	0	22.88	77.12
1 SINGLE FAM - 0% - 0 Heated Area: 1596 HX Base Yr											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	128,032
FEP	132	80	106	8,503
STR	9	10	1	80
TOTALS	1,737		1,703	136,615

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			136,615
TOTAL MARKET OB/XF VALUE			302
TOTAL LAND VALUE - MARKET			195,200
TOTAL MARKET VALUE			332,117
SOH/AGL Deduction			75,137
ASSESSED VALUE			256,980
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			256,980
TOTAL JUST VALUE			332,117
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1119	12/20/2017	WD	Q	I	01	175,000
GRANTOR: WILLIAMS WAYNE R						
GRANTEE: REL F KATHLEEN D & A						
1377/0209	12/29/2005	WD	U	I	01	100
GRANTOR: WILLIAMS LARRY R SR &						
GRANTEE: WILLIAMS LARRY R SR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/18/2024	MLU

BUILDING NOTES	
431 PINE TRL, FERNANDINA BEACH	

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	0810	CONCRETE A	0	0	62	3	186.00	6.50	100	1974	1974	3	25	302	

LAND DESCRIPTION		TOTAL OB/XF														302								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0007	RM	200.00	200.00	200.00	FF		1.00	1.00	0.98	1,000.00	976.00	195,200							