

BLOCK 216 SUB E35 FT OF B OF 5
& S6 FT OF E35.5 FT OF A OF 5
IN OR 1217/1893

PINKNEY PADRICK A
211 SE VILLAGE DRIVE
PORT ST LUCIE, FL 34952

2024

00-00-31-1800-0216-05B1



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 70		
Roof Cover	03	COMP SHNGL 30		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	49,935
BAS	240	100	240	19,974
TOTALS	840		840	69,909

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	840	105.2315	99.97	83,975	1950	1985	0	0	16.75	83.25
1 SINGLE FAM - 0% - 0 Heated Area: 840 HX Base Yr											
1103 DATE ST, FERNANDINA BEACH											
BLD DATE 04/07/2014 KK LGL DATE 03/18/2024 MLU XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				69,909	
TOTAL MARKET OB/XF VALUE				3,587	
TOTAL LAND VALUE - MARKET				93,720	
TOTAL MARKET VALUE				167,216	
SOH/AGL Deduction				60,717	
ASSESSED VALUE				106,499	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				106,499	
TOTAL JUST VALUE				167,216	
NCON VALUE					