BLOCK 12 LOT 7 & PT LOT 6
IN OR 2726/1976
TOWN OF YULEE-SNOWBALL

SIMONE ANTHONY E & ANDREA J REV LIVING TRUST/SIMON
96322 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

04-2N-27-4300-0012-0062

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

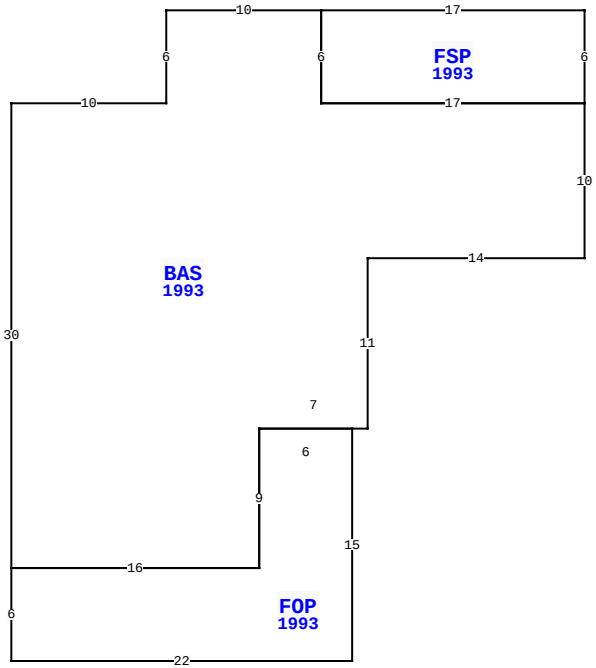
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	827	100	827	26,117
FOP	186	30	56	1,768
FSP	102	40	41	1,295
TOTALS	1,115		924	29,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	924	83.1060	78.95	72,950	1930	1940	0	0	10	50.00	40.00

1 SINGLE FAM – 0% - 2024 Heated Area: 827 HX Base Yr



86032 PINEVIEW DR, YULEE

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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,180
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	129,180
SOH/AGL Deduction	0
ASSESSED VALUE	129,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,180
TOTAL JUST VALUE	129,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,266

AP% FOR DEFERRED MAINTENANCE: KW 6/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2726/1976	7/23/2024	WD	Q	I	01	108,000
GRANTOR: SENF JENNIFER A						
GRANTEE: SIMONE ANTHONY E &						
2711/1646	5/14/2024	FJ	U	I	11	0
GRANTOR: RIDENHOUR JENNINGS F						
GRANTEE: SENF JENNIFER A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W17 BAS=[YR=1993] W10 S6 W10 S30 FOP=[YR=1993] S6 E22 N15 W6 S9 W16 $ E16 N9 E7 N11 E14 N10 W17 N6 $ S6 E17 N6 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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-	2128.00	100.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 06/11/2024 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS