

MAZZELLA JOHN A & DEBORAH L/E/
98070 PINTAIL COURT
FERNANDINA BEACH, FL 32034

37-2N-28-1320-0108-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENTCD

Exterior Wall20FACE BRICK 100

Rof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4015.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,9511001,951247,796

FGR7205539650,296

FOP6230192,413

FSP4374017522,227

TOTALS3,1702,541322,732

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10812CONCRETE C0100001,938.00SF4.004.00100199419943685,271

20504FP-ELECTRI0100001.00UT2,000.002,000.00100199419943761,520

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000133CSFR LAKE100PUD0.000.001.00LT1.001.001.00225,000.00225,000.00225,000REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,541106.1760159.26404,680199419960020.2579.75

SFR CUST - 100% - 1995Heated Area: 1951HX Base Yr 1995

BAS1994

FGR1994

FOP1994

98070 PINTAIL CT, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/19/2024MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 7Tax Dist:

BUILDING MARKET VALUE322,732

TOTAL MARKET OB/XF VALUE6,791

TOTAL LAND VALUE - MARKET225,000

TOTAL MARKET VALUE554,523

SOH/AGL Deduction313,207

ASSESSED VALUE241,316

TOTAL EXEMPTION VALUE50,000

HX HBBASE TAXABLE VALUE191,316

TOTAL JUST VALUE554,523

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE439,090

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2078/024810/14/2016WDUI11100

GRANTOR: MAZZELLA JOHN A & DEB

GRANTEE: MAZZELLA FAMILY REV

0693/040812/02/1993WDQV29,500

GRANTOR: AMELIA ISLAND COMPANY

GRANTEE: MAZZELLA JOHN & DEB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 U2 L2 W5 L2 D2 W3 FSP=[YR=1994] N23 W19 S23 E19 \$ W19 N23 W21 S61 E15 N10 E8 FOP=[YR=1994] S6 E9 N6 W2 N2 W4 S2 W3 \$ E3 N2 E4 S2 E10 FGR=[YR=1994] S10 E24 N30 W24 S20 \$ N20 E24 N8 \$.