LOT 112
IN OR 1028/190
MARSH LAKES PB 5/159-167

SMITH RENEE E/RABITAILLE PATRICIA A
98097 PINTAIL COURT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

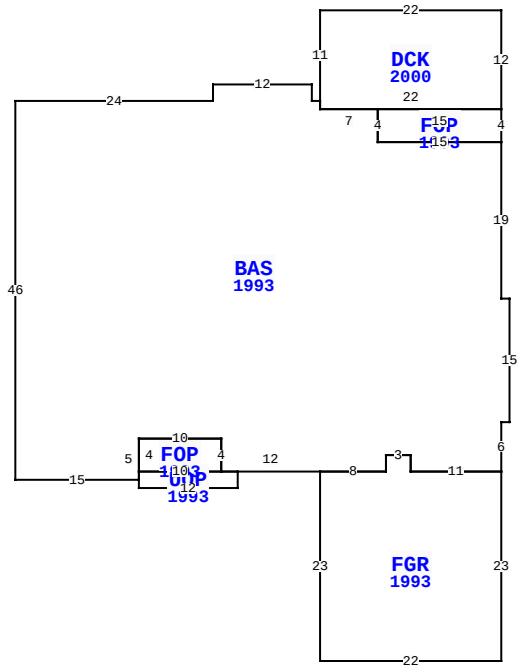
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,581	100	2,581	322,285
DCK	264	10	26	3,246
FGR	512	55	282	35,213
FOP	40	30	12	1,499
FOP	60	30	18	2,247
UOP	24	20	5	625
TOTALS	3,481		2,924	365,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,924	99.8280	149.74	437,840	1992	1992	0	0	0	16.61	83.39

1 SFR CUST – 100% - 2002 Heated Area: 2581 HX Base Yr 2002



98097 PINTAIL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		365,115
TOTAL MARKET OB/XF VALUE		7,159
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		597,274
SOH/AGL Deduction		267,129
ASSESSED VALUE		330,145
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,145
TOTAL JUST VALUE		597,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7804	NEW CONSTR	5,750	11/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1028/0190	12/31/2001	QC	U	I	06	100
GRANTOR: RABITAILLE PATRICIA						
GRANTEE: RABITAILLE PATRICIA						
0962/0878	12/18/2000	QC	U	I	06	100
GRANTOR: REILLY PETER						
GRANTEE: REILLY PETER A & PA						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2000] W22 S11 BAS=[YR=1993] W1 N2 W12 S2 W24 S46 E15 UOP=[YR=1993] S1 E12 N2 W2 FOP=[YR=1993] N4 W10 S4 E10 $ W10 S1 $ N5 E10 S4 E12 FGR=[YR=1993] S23 E22 N23 W11 N2 W3 S2 W8 $ E8 N2 E3 S2 E11 N6 E1 N15 W1 N19 FOP=[YR=1993] N4 W15 S4 E15 $ W15 N4 W7 N1 $ S1E22 N12 $.

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	0812	CONCRETE C	0	100	0	0	1,812.00	SF	4.00	4.00	100	1992	1992	3	64	4,639	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 7,159

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS