LOT 114
IN OR 2238/796
MARSH LAKES PB 5/159-167

SCOTT GEORGE M & MARGARET P
98060 PINTAIL CT
FERNANDINA BEACH, FL 32034

**2024**

**37-2N-28-1320-0114-0000**

## BUILDING CHARACTERISTICS

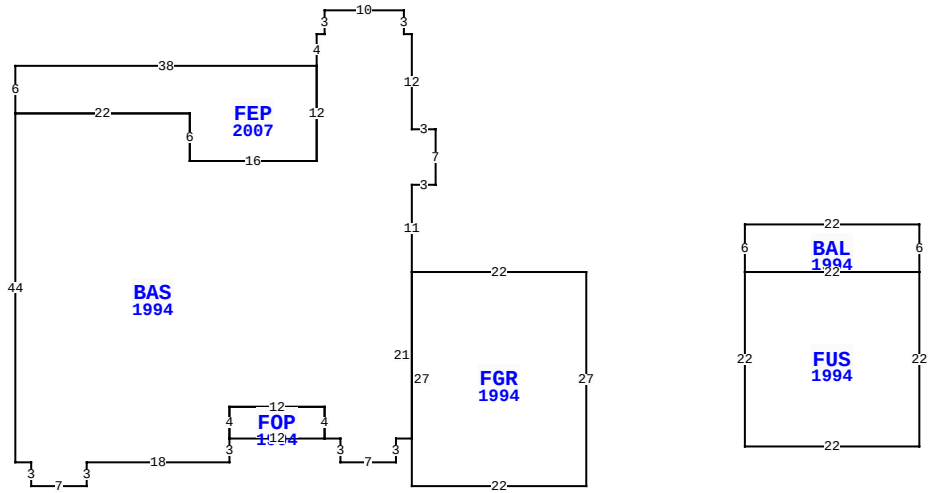
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 |
|---|---|---|---|---|
| BAL | 132 | 15 | 20 | 2,532 |
| BAS | 2,200 | 100 | 2,200 | 278,561 |
| FEP | 324 | 80 | 259 | 32,794 |
| FGR | 594 | 55 | 327 | 41,404 |
| FOP | 48 | 30 | 14 | 1,772 |
| FUS | 484 | 100 | 484 | 61,283 |
| TOTALS | 3,782 | | 3,304 | 418,348 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,304 | 98.4400 | 147.66 | 487,869 | 1994 | 1994 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SFR CUST – 100% - 2019 Heated Area: 2684 HX Base Yr 2019




98060 PINTAIL CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 7 | Tax Dist: | |
| BUILDING MARKET VALUE | | 418,348 |
| TOTAL MARKET OB/XF VALUE | | 9,522 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 652,870 |
| SOH/AGL Deduction | | 295,865 |
| ASSESSED VALUE | | 357,005 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 307,005 |
| TOTAL JUST VALUE | | 652,870 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 509,701 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2103700 | ROOF | 20,000 | 03/25/2021 |
| 94-00492 | NEW CONSTR | 189,050 | 09/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2238/0796 | 11/19/2018 | WD | Q | I | 01 | 415,000 |
| GRANTOR: STRICKLAND RICHARD & | | | | | | |
| GRANTEE: SCOTT GEORGE M & MA | | | | | | |
| 0570/0193 | 5/17/1989 | QD | Q | V | | 37,500 |
| GRANTOR: LAKE DEV PRTNSP | | | | | | |
| GRANTEE: STRICKLAND RICHARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1994] W22 BAS=[YR=1994] N11 E3 N7 W3 N12 W1 N3W10 S3 W1 S4 FEP=[YR=2007] W38 S6 E22 S6 E16 N12 $ S12 W16 N6 W22 S44 E2 S3 E7 N3 E18 N3 FOP=[YR=1994] E12 N4 W12 S4 $ N4 E12 S4 E2 S3 E7 N3 E2 N21 $ S27 E22 N27 $ PTR= E20 BAL=[YR=1994] N6 E22 S6 W22$ FUS=[YR=1994] E22 S22 W22 N22 $ W20 $ .

## 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 | 2,044.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 66 | 5,396 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 74 | 2,590 | |
| 3 | 0300 | BOAT DCK W | 0 | 100 | 10 | 16 | 160.00 | SF | 20.00 | 20.00 | 100 | 2007 | 2007 | 3 | 48 | 1,536 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,522

| 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 12/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS