

LOT 12 & PT OF TRACT A
IN OR 2224/1900
ESMT OR 340/61

CASA DE SOL LLC
113 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,797	100	1,797	344,858
BAS	112	100	112	21,494
BAS	156	100	156	29,937
DCK	16	10	2	384
FCP	420	25	105	20,150
FUS	284	100	284	54,502
STR	28	10	3	575
STR	40	10	4	767
STR	42	10	4	767
UOP	96	20	19	3,646
TOTALS	4,129		2,713	520,645

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00
2	0479	VF PICKET	0	0	0	120.00	LF	10.00	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,713	129.8880	194.83	528,574	2008	2020	0	0	1.50	98.50
1 SFR CUST - 0% - 0											
Heated Area: 2349											
HX Base Yr											
** This building has 12 Sub-Areas											
96083 PINEY ISLAND DR, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 7	Tax Dist:			
BUILDING MARKET VALUE	520,645			
TOTAL MARKET OB/XF VALUE	4,288			
TOTAL LAND VALUE - MARKET	150,000			
TOTAL MARKET VALUE	674,933			
SOH/AGL Deduction	152,011			
ASSESSED VALUE	522,922			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	522,922			
TOTAL JUST VALUE	674,933			
NCON VALUE	163,383			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	402,096			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22100895	REMODEL	20,000	03/01/2022
M12726	TANKS/BLRS	0	02/01/2007
E17764	ELEC OTHER	872	07/01/2006
C16942	CO ISSUED	160,000	01/01/2006
R08799	REPAIR/RRF	4,100	01/01/2006
B16942	NEW CONSTR	160,000	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2519/0713	12/01/2021	WD	Q	I	01
GRANTOR: ROACH MICHAEL J					
GRANTEE: CASA DE SOL LLC					
2224/1900	9/19/2018	WD	Q	I	01
GRANTOR: TOLAND ELLA M					
GRANTEE: ROACH MICHAEL J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008;ORIG=0,0] W41 S25 W3 W21 S8 E14 S8 E31 E20 N9									
N13 W13 N12 E13 N7 \$									
UOP=[YR=2024;ORIG=-20,41] W45 N16 W30 S4 W4 S4 E4 S14 E30 E31									
E6 E8 N6 \$									
FCP=[YR=2008;ORIG=30,0] E20 S21 W20 N21 \$									
UOP=[YR=2008;ORIG=0,32] E12 N5 N11 W12 S16 \$									
BAS=[YR=2024;ORIG=0,16] N9 W13 S12 E13 N3 \$									
BAS=[YR=2024;ORIG=-65,33] S8 E5 E9 N8 W14 \$									
UOP=[YR=2008;ORIG=50,0] E12 S8 W12 N8 \$									
STR=[YR=2024;ORIG=-28,47] W6 S7 E6 N7 \$									
STR=[YR=2024;ORIG=-99,33] E4 S10 W4 N10 \$									
STR=[YR=2008;ORIG=12,27] E4 N7 W4 S7 \$									

LAND DESCRIPTION										TOTAL OB/XF										4,288					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000								