

LOT 17 PT OF TRACT A
IN OR 759 PG 980
EMST IN OR 491/455

TEARE JOHN A/MAYER CYD S
94012 LIMP KIN LANE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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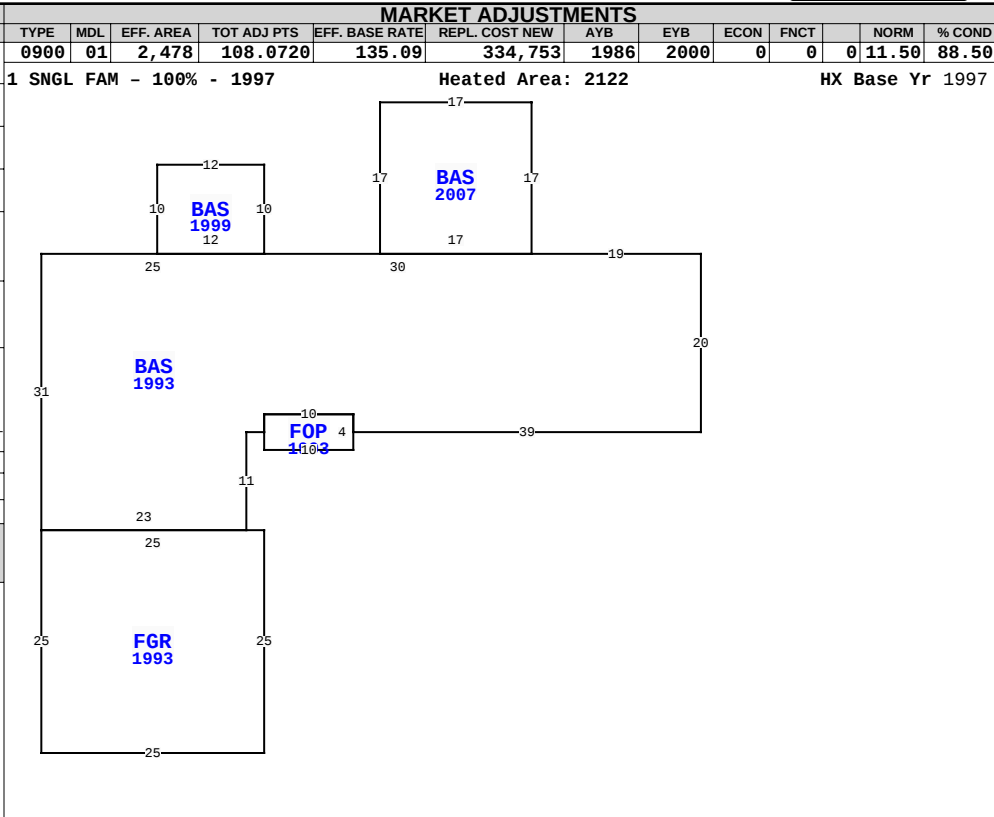
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1,713	204,797
BAS	120	100	120	14,347
BAS	289	100	289	34,551
FGR	625	55	344	41,127
FOP	40	30	12	1,435

TOTALS	2,787		2,478	296,256
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	16	46	736.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	0	0	984.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	03/23/2022	BY	KWA
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94012 LIMP KIN LN, FERNANDINA BEACH

94012 LIMPIN LN, FERNANDINA BEACH				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
736.00	SF	6.50	6.50	100	1987	1987	3	52	2,488	
1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
63.00	SF	6.50	6.50	100	1999	1999	3	77	315	
984.00	SF	10.00	10.00	100	1999	1999	3	20	1,968	

TOTAL OB/XF											6,941	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	205,000.00	307,500.00	3	

Market: 0	Agricultural: 0	Common: 307,500
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,478	108.0720	135.09	334,753	1986	2000	0	0	11.50	88.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		296,256
TOTAL MARKET OB/XF VALUE		6,941
TOTAL LAND VALUE - MARKET		307,500
TOTAL MARKET VALUE		610,697
SOH/AGL Deduction		369,300
ASSESSED VALUE		241,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,397
TOTAL JUST VALUE		610,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1702743	H/AC	0	05/01/2017
B0922970	REPAIR/RRF	1,100	10/01/2009
963048	CHNGE SRVC	300	09/01/1996
96-3170	ADDITION	17,000	08/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0759/0980	5/10/1996	WD	Q	I	
GRANTOR: GOAD JOHN T JR & TONI					SALE PRICE
GRANTEE: TEARE JOHN A & MAYE					165,000
0467/0077	9/01/1985	WD	U	V	
GRANTOR:					19,000
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 BAS=[YR=2007] N17 W17 S17 E17 \$ W30 BAS=[YR=1999] N10 W12 S10 E12 \$ W25 S31 FGR=[YR=1993] S25 E25 N25 W25 \$ E23 N11 E2 FOP=[YR=1993] S2 E10 N4 W10S2\$ N2 E10 S2 E39 N20\$.									