LOT 19 PT OF TRACT A
IN OR 1411/225
PINEY ISLAND PB 4/63&64

VIVIAN DARRYL C
94004 LIMPKIN LANE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0019-0000

BUILDING CHARACTERISTICS

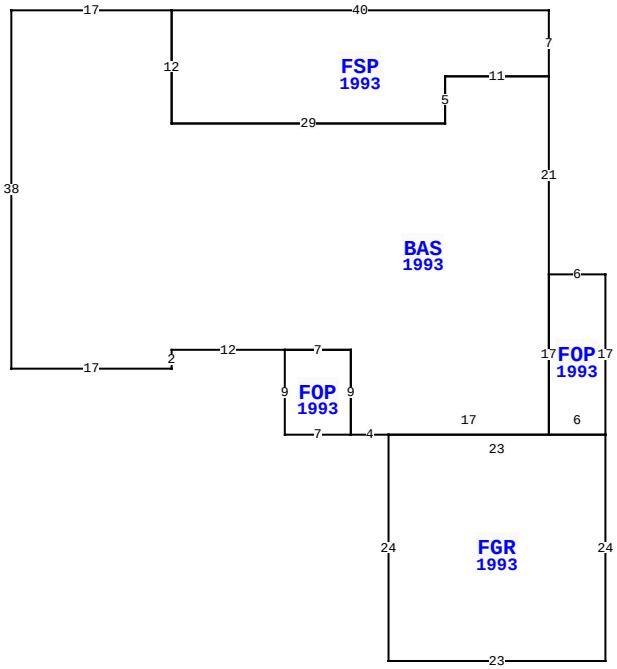
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,850	100	1,850	189,991
FGR	552	55	304	31,220
FOP	63	30	19	1,951
FOP	102	30	31	3,183
FSP	425	40	170	17,459
TOTALS	2,992		2,374	243,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,374	118.6437	148.30	352,064	1982	1982	0	0	0	30.75	69.25

1 SNGL FAM – 100% - 2015 Heated Area: 1850 HX Base Yr 2015



94004 LIMPKIN LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		243,804
TOTAL MARKET OB/XF VALUE		3,611
TOTAL LAND VALUE - MARKET		307,500
TOTAL MARKET VALUE		554,915
SOH/AGL Deduction		206,386
ASSESSED VALUE		348,529
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		298,529
TOTAL JUST VALUE		554,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0225	5/10/2006	PR	U	I	01	100
GRANTOR: VIVIAN DARRYL C P/R						
GRANTEE: VIVIAN DARRYL C						
0285/0032	2/01/1979	WD	Q	V		14,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 BAS=[YR=1993] N21 FSP=[YR=1993] N7 W40 S12 E29 N5 E11$ W11 S5 W29 N12 W17 S38 E17 N2 E12 FOP=[YR=1993] S9 E7 N9 W7$ E7 S9 E4 FGR=[YR=1993] S24 E23 N24 W23$ E17 N17$ S17 E6 N17$.

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	1,100.00	SF	4.00	4.00	100	1982	1982	3	38	1,672	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
3	1127	BRICK 8"	0	100	4	4	16.00	SF	11.00	11.00	100	1982	1982	3	77	136	

LAND DESCRIPTION

TOTAL OB/XF 3,611

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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	205,000.00	307,500.00	307,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 307,500 Market: 0 Agricultural: 0 Common: 307,500 PRINTED 08/06/2024 BY SYS