

LOT 20 PT OF TRACT A  
IN OR 1919/1146  
PINEY ISLAND PB 4/63 & 64

WEST BRUCE S  
94001 LIMP KIN LN  
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0020-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 70    |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 3. | 3. 100         |
| Units                    |    | 0 100          |

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Quality 03 Quality Level 03

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       | 2,058            | 100         | 2,058        | 292,732              |
| FGR       | 1,076            | 55          | 592          | 84,207               |
| FSP       | 312              | 40          | 125          | 17,780               |
| FSP       | 325              | 40          | 130          | 18,491               |
| FST       | 1,100            | 55          | 605          | 86,056               |
| FUS       | 1,644            | 100         | 1,644        | 233,845              |
| PTO       | 550              | 5           | 28           | 3,983                |
| STR       | 100              | 10          | 10           | 1,422                |
| STR       | 116              | 10          | 12           | 1,707                |
| UDU       | 32               | 55          | 18           | 2,560                |

TOTALS 7,345 5,228 743,637

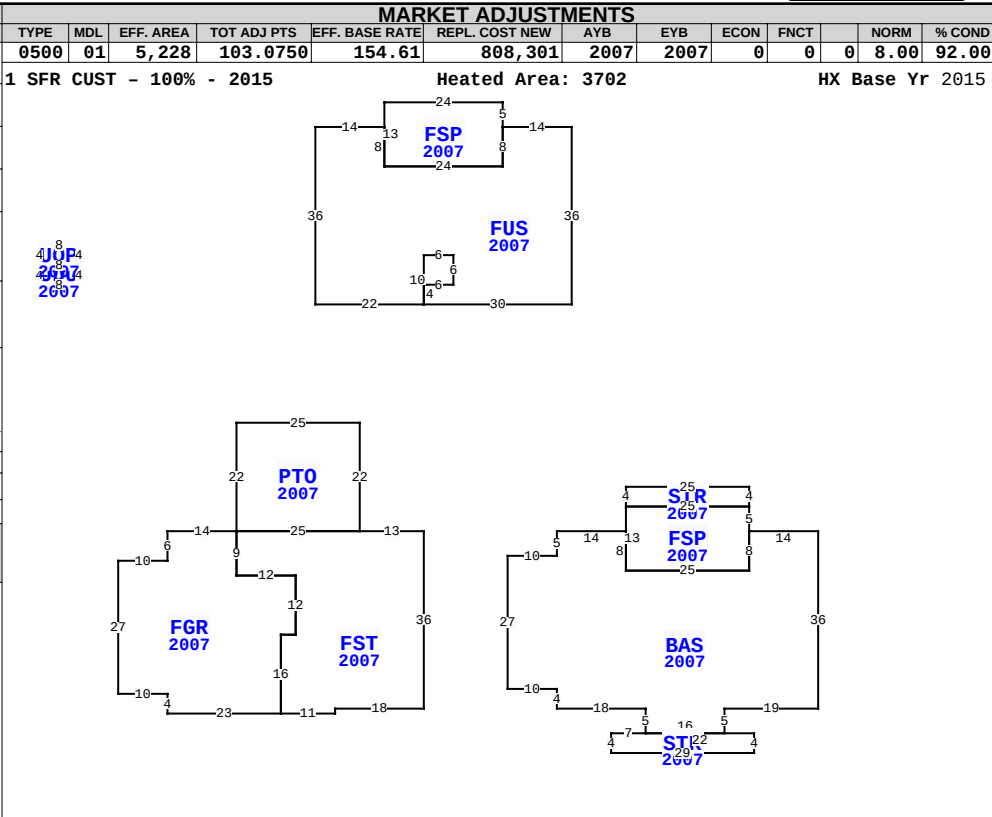
EXTRA FEATURES

| L N | 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 | 2,137.00 | SF | 4.00      | 4.00           | 100       | 2007    | 2007        | 3 | 88     | 7,522           |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 2.00     | UT | 3,500.00  | 3,500.00       | 100       | 2007    | 2007        | 3 | 91     | 6,370           |       |
| 3   | 1126       | CB/STC 8"   | 0   | 100 | 0 | 0 | 144.00   | SF | 8.00      | 8.00           | 100       | 2007    | 2007        | 3 | 88     | 1,014           |       |
| 4   | 0300       | BOAT DCK W  | 0   | 100 | 0 | 0 | 1,405.00 | SF | 40.00     | 40.00          | 100       | 2007    | 2007        | 3 | 48     | 26,976          |       |
| 5   | 0409       | ELEVATOR R  | 0   | 100 | 0 | 0 | 1.00     | UT | 10,200.00 | 10,200.00      | 100       | 2007    | 2007        | 3 | 100    | 10,200          |       |
| 6   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 888.00   | SF | 85.00     | 85.00          | 100       | 2015    | 2015        | 3 | 78     | 58,874          |       |
| 7   | 0835       | QUARY TILE  | 0   | 100 | 0 | 0 | 1,128.00 | SF | 10.00     | 10.00          | 100       | 2015    | 2015        | 3 | 95     | 10,716          |       |
| 8   | 0871       | POOL HTR R  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00  | 2,000.00       | 100       | 2015    | 2015        | 3 | 70     | 1,400           |       |
| 9   | 0462       | ST/AL FNC   | 0   | 100 | 0 | 0 | 888.00   | SF | 10.00     | 10.00          | 100       | 2015    | 2015        | 3 | 78     | 6,926           |       |

LAND DESCRIPTION

| 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   | 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



\*\* This building has 11 Sub-Areas

94001 LIMP KIN LN, FERNANDINA BEACH

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

| 94001 LIMPBIN LN, FERNANDINA BEACH |    |           |                |           |         |             |   |        |                 |       |  |  |  | INC DATE |  | AG DATE |  | DATE |  | USE CODE |  | REMARKS |  |
|------------------------------------|----|-----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|--|--|--|----------|--|---------|--|------|--|----------|--|---------|--|
| UNITS                              | UT | Adj R     | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |  |  |  |          |  |         |  |      |  |          |  |         |  |
| 2,137.00                           | SF | 4.00      | 4.00           | 100       | 2007    | 2007        | 3 | 88     | 7,522           |       |  |  |  |          |  |         |  |      |  |          |  |         |  |
| 2.00                               | UT | 3,500.00  | 3,500.00       | 100       | 2007    | 2007        | 3 | 91     | 6,370           |       |  |  |  |          |  |         |  |      |  |          |  |         |  |
| 144.00                             | SF | 8.00      | 8.00           | 100       | 2007    | 2007        | 3 | 88     | 1,014           |       |  |  |  |          |  |         |  |      |  |          |  |         |  |
| 1,405.00                           | SF | 40.00     | 40.00          | 100       | 2007    | 2007        | 3 | 48     | 26,976          |       |  |  |  |          |  |         |  |      |  |          |  |         |  |
| 1.00                               | UT | 10,200.00 | 10,200.00      | 100       | 2007    | 2007        | 3 | 100    | 10,200          |       |  |  |  |          |  |         |  |      |  |          |  |         |  |
| 888.00                             | SF | 85.00     | 85.00          | 100       | 2015    | 2015        | 3 | 78     | 58,874          |       |  |  |  |          |  |         |  |      |  |          |  |         |  |
| 1,128.00                           | SF | 10.00     | 10.00          | 100       | 2015    | 2015        | 3 | 95     | 10,716          |       |  |  |  |          |  |         |  |      |  |          |  |         |  |
| 1.00                               | UT | 2,000.00  | 2,000.00       | 100       | 2015    | 2015        | 3 | 70     | 1,400           |       |  |  |  |          |  |         |  |      |  |          |  |         |  |
| 888.00                             | SF | 10.00     | 10.00          | 100       | 2015    | 2015        | 3 | 78     | 6,926           |       |  |  |  |          |  |         |  |      |  |          |  |         |  |
|                                    |    |           |                |           |         |             |   |        |                 |       |  |  |  |          |  |         |  |      |  |          |  |         |  |

LAND DESCRIPTION

| 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   | 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

NASSAU COUNTY PROPERTY PAGE 1 of 1 7

| VALUATION BY              |           | STANDARD  |
|---------------------------|-----------|-----------|
| Tax Group: 7              | Tax Dist: |           |
| BUILDING MARKET VALUE     |           | 743,637   |
| TOTAL MARKET OB/XF VALUE  |           | 129,998   |
| TOTAL LAND VALUE - MARKET |           | 307,500   |
| TOTAL MARKET VALUE        |           | 1,181,135 |
| SOH/AGL Deduction         |           | 271,661   |
| ASSESSED VALUE            |           | 909,474   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000    |
| BASE TAXABLE VALUE        |           | 859,474   |
| TOTAL JUST VALUE          |           | 1,181,135 |
| NCON VALUE                |           | 0         |
| INCOME VALUE              |           |           |
| PREVIOUS YEAR MKT VALUE   |           | 1,026,087 |

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| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1530816   | SWIM POOL   | 37,500 | 07/01/2015 |
| M11477     | MECH OTHER  | 0      | 05/01/2006 |
| E16893     | ELEC OTHER  | 12,000 | 03/01/2006 |
| P10773     | OTHER       | 0      | 02/01/2006 |
| C17049     | CO ISSUED   | 0      | 01/01/2006 |
| R08864     | REPAIR/RRF  | 3,500  | 01/01/2006 |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1919/1146         | 4/24/2014 | SW        | Q   | I   | 02     | 799,900    |

GRANTOR: PNC BANK NA  
GRANTEE: WEST BRUCE S  
1884/1534 10/14/2013 CT U I 18 100  
GRANTOR: CLERK OF COURT  
GRANTEE: PNC BANK NA

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2007] W13 PTO=[YR=2007] N22 W25 S22 E25 \$ W25  
FGR=[YR=2007] W14 S6 W10 S27 E10 S4 E23 N16 E3 N12 W12 N9 \$  
S9 E12 S12 W3 S16 E11 N1 E18 N36 \$ PTR=E80 BAS=[YR=2007] W14  
FSP=[YR=2007] N5 STR=[YR=2007] N4 W25 S4 E25 \$ W25 S13 E25  
N8 \$ S8 W25 N8 W14 S5 W10 S27 E10 S4 E18 S5 STR=[YR=2007] W7  
S4 E29 N4 W22 \$ E16 N5 E19 N36 \$ W80 \$ PTR= N50 FUS=[YR=2007]  
S4 E30 N36 W14 FSP=[YR=2007] N5 W24 S13 E24 N8 \$ S8 W24 N8  
W14 S36 E22 N10 E6 S6 W6\$ S50 \$ PTR= L70 U50 UDU=[YR=2007]  
N4 UOP=[YR=2007] N4 W8 S4 E8 \$ W8 S4 E8 \$ D50 R70 \$.