



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD\$ 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	1,140	100	1,140	136,135
FEP	130	80	104	12,419
FGR	480	55	264	31,526
FOP	300	30	90	10,747
FUS	836	100	836	99,833
UOP	240	20	48	5,732

TOTALS	3,126		2,482	296,392
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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
1	0812	CONCRETE C	0	0	0	0	1,698.00	SF	4.00	4.00	100	1986	1986	3
2	0830	FLAGSTONE	0	0	0	0	315.00	SF	12.00	12.00	100	1990	1990	3
3	0830	FLAGSTONE	0	0	0	0	146.00	SF	12.00	12.00	100	1994	1994	3
4	0810	CONCRETE A	0	0	12	20	240.00	SF	6.50	6.50	100	1994	1994	3
5	0810	CONCRETE A	0	0	0	0	395.00	SF	6.50	6.50	100	1997	1997	3

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
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,482	112.3920	140.49	348,696	1986	1992	0	0	0	15.00	85.00		
1 SNGL FAM - 0% - 0														
Heated Area: 1976														
HX Base Yr														
96107 PINEY ISLAND DR, FERNANDINA BEACH														
BLD DATE: 03/22/2024 MLU														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 2
VALUATION BY														STANDARD
Tax Group: 7														Tax Dist:
BUILDING MARKET VALUE														306,900
TOTAL MARKET OB/XF VALUE														9,737
TOTAL LAND VALUE - MARKET														150,000
TOTAL MARKET VALUE														466,637
SOH/AGL Deduction														78,005
ASSESSED VALUE														388,632
TOTAL EXEMPTION VALUE														0
BASE TAXABLE VALUE														388,632
TOTAL JUST VALUE														466,637
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														428,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01230	REPAIR/RRF	21,500	08/01/1994
3755	N/A	5,520	12/12/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2688/1346	1/10/2024	WD	U	I	37	350,000	
GRANTOR: FRUECHTENICHT TRUST							
GRANTEE: WEBSTER PATRICK M R							
2345/0019	3/05/2020	SW	U	I	11	100	
GRANTOR: FRUECHTENICHT NANCY H							
GRANTEE: FRUECHTENICHT TRUST							

BUILDING NOTES														
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BUILDING DIMENSIONS														
FEP=[YR=1993] W7 UOP=[YR=1993] N14 W19 S12 BAS=[YR=1993] W25 FGR=[YR=1993] W24 S20 E24 N20 \$ S30 E12 FOP=[YR=1993] S6 E32 N24 W6 S18 W26 \$ E26 N30 W13 \$ E13 S2 E6 \$ W6 S10 E13 N10 \$ PTR= E20 FUS=[YR=1993] E38 S22 W38 N22 \$ W20 \$.														

WEBSTER PATRICK M REVOCABLE LIVING TRUST/WEBSTER P
738 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0028-0000

[illegible]