PT TRACT A IN OR 1981/1708
(EX PT IN OR 1671/1590)
PINEY ISLAND PBK 4/63

MARTIN CHANDLER A &/GONZALEZ LAURA
95042 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

**2024**

**37-2N-28-5000-0030-0000**

## BUILDING CHARACTERISTICS

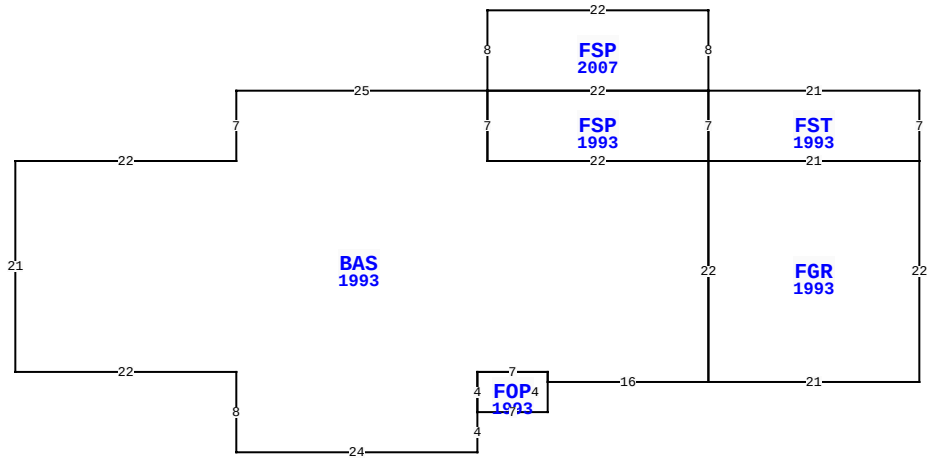
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,832 | 100 | 1,832 | 224,664 |
| FGR | 462 | 55 | 254 | 31,149 |
| FOP | 28 | 30 | 8 | 981 |
| FSP | 154 | 40 | 62 | 7,603 |
| FSP | 176 | 40 | 70 | 8,584 |
| FST | 147 | 55 | 81 | 9,934 |
| TOTALS | 2,799 | | 2,307 | 282,915 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,307 | 115.7625 | 144.70 | 333,823 | 1990 | 1990 | 0 | 0 | 0 | 15.25 | 84.75 |

1 SNGL FAM – 100% - 2016 Heated Area: 1832 HX Base Yr 2016




95042 PINEY ISLAND CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/11/2008 RK | LGL DATE | |
| XF DATE | | LAND DATE | 03/22/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 7 | Tax Dist: | |
| BUILDING MARKET VALUE | | 282,915 |
| TOTAL MARKET OB/XF VALUE | | 6,638 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 439,553 |
| SOH/AGL Deduction | | 293,538 |
| ASSESSED VALUE | | 146,015 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 96,015 |
| TOTAL JUST VALUE | | 439,553 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 388,614 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1800505 | H/AC | 0 | 01/01/2018 |
| B1702138 | REPAIR/RRF | 13,000 | 04/01/2017 |
| 6296 | NEW CONSTR | 75,876 | 02/16/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1981/1708 | 5/26/2015 | WD | Q | I | 01 | 241,000 |
| GRANTOR: DUNBAR BRIAN | | | | | | |
| GRANTEE: MARTIN CHANDLER A & | | | | | | |
| 1373/0168 | 12/12/2005 | WD | U | I | 20 | 324,000 |
| GRANTOR: SAUNDERS ORVILLE JR & | | | | | | |
| GRANTEE: DUNBAR BRIAN | | | | | | |

## BUILDING NOTES

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 68 | 2,380 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,789.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 59.5 | 4,258 | |

## BUILDING DIMENSIONS

FST=[YR=1993] W21FSP=[YR=2007] N8 W22 S8 E22$ FSP=[YR=1993] W22 BAS=[YR=1993] W25 S7 W22 S21 E22 S8 E24 N4 FOP=[YR=1993] E7 N4 W7 S4 $ N4 E7 S1 E16 FGR=[YR=1993] E21 N22 W21 S22 $ N22 W22 N7 $ S7 E22 N7 $ S7 E21 N7 $ .

## LAND DESCRIPTION

TOTAL OB/XF 6,638

| 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 | 000100 | C | SFR | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 06/14/2019 BY KWX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS