

PT TRACT A IN OR 1671/1590
 PINEY ISLAND PBK 4/63
 {A/K/A LOTS 30,31 OF U/R SUB}

RICHARDSON CHARLES & MARTHA REV LVG TRUST/RICHARDS
 96139 PINEY ISLAND DRIVE
 FERNANDINA BEACH, FL 32034

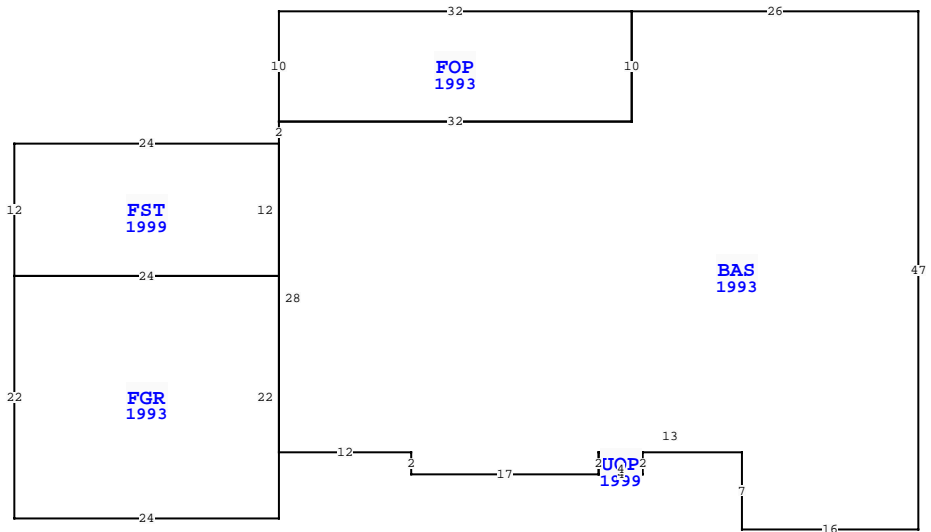
2024

37-2N-28-5000-0031-0000



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	20	FACE BRICK	90	
Exterior Wall	05	AVERAGE	10	
Roof Structure	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2.5	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	2,146	100	2,146	231,265
FGR	528	55	290	31,252
FOP	320	30	96	10,345
FST	288	55	158	17,027
UOP	8	20	2	216
TOTALS	3,290		2,692	290,105

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,692	115.5168	144.40	388,725	1986	1986	0	0	25.37	74.63
1 SNGL FAM - 100% - 1987										Heated Area: 2146	HX Base Yr 1987



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			290,105
TOTAL MARKET OB/XF VALUE			10,855
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			450,960
SOH/AGL Deduction			264,182
ASSESSED VALUE			186,778
TOTAL EXEMPTION VALUE	HX HB WX	55,000	
BASE TAXABLE VALUE			131,778
TOTAL JUST VALUE			450,960
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			413,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3127	NEW CONSTR	58,700	12/26/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1671/1590	4/14/2010	WD	U	I	11	100
GRANTOR: RICHARDSON CHARLES S						
GRANTEE: RICHARDSON CHARLES						
0769/0994	8/27/1996	WD	U	V	08	100
GRANTOR: SAUNDERS ORVILLE L &						
GRANTEE: RICHARDSON CHARLES						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0812	CONCRETE C	0	100	0	2,980.00	SF	3.60	3.60	100	1986	1986	3	49.5	5,310	
3	0825	BRICK	0	100	0	220.00	SF	12.50	12.50	100	1990	1990	3	86	2,365	
4	0940	SHEDS/PORT	0	100	20	180.00	SF	30.00	30.00	100	2001	2001	3	20	1,080	

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

BUILDING NOTES	
BAS=[YR=1993] W26 FOP=[YR=1993] W32 S10 E32 N10S10 W32 S2	
FST=[YR=1999] W24 S12 FGR=[YR=1993] S22 E24 N22 W24 \$ E24 N12	
\$ S 28 E12 S2 E17 UOP=[YR=1999] E4 N2 W4 S2 \$ N2 E13 S7 E16	
N47 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	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							