LOT 52
PINEY ISLAND II PB 4/97

**TIDY JOHN HYLTON &/BAKER JILL LOUISE**
96114 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**37-2N-28-5000-0052-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

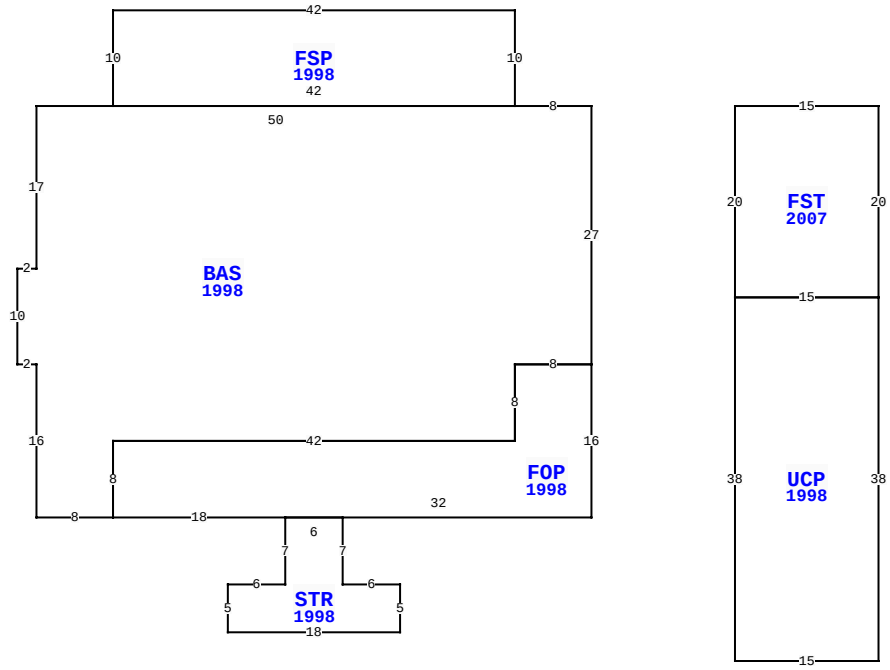
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4016.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,050 | 100 | 2,050 | 324,674 |
| FOP | 464 | 30 | 139 | 22,015 |
| FSP | 420 | 40 | 168 | 26,607 |
| FST | 300 | 55 | 165 | 26,132 |
| STR | 132 | 10 | 13 | 2,059 |
| UCP | 570 | 20 | 114 | 18,055 |
| TOTALS | 3,936 | | 2,649 | 419,541 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,649 | 115.3920 | 173.09 | 458,515 | 1998 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SFR CUST – 100% - 2022 Heated Area: 2050 HX Base Yr 2022




96114 PINEY ISLAND DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 7 | Tax Dist: | |
| BUILDING MARKET VALUE | | 419,541 |
| TOTAL MARKET OB/XF VALUE | | 31,847 |
| TOTAL LAND VALUE - MARKET | | 425,000 |
| TOTAL MARKET VALUE | | 876,388 |
| SOH/AGL Deduction | | 433,607 |
| ASSESSED VALUE | | 442,781 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 392,781 |
| TOTAL JUST VALUE | | 876,388 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 717,245 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2109252 | ROOF | 19,475 | 07/15/2021 |
| B9704152 | NEW CONSTR | 140,000 | 07/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2295/1334 | 8/05/2019 | WD | Q | I | 02 | 710,000 |
| GRANTOR: DANIEL ELIZABETH D RE | | | | | | |
| GRANTEE: TIDY JOHN HYLTON & | | | | | | |
| 1893/1716 | 11/14/2013 | WD | U | I | 30 | 100 |
| GRANTOR: DANIEL ELIZABETH D | | | | | | |
| GRANTEE: DANIEL ELIZABETH D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W8 FSP=[YR=1998] N10 W42 S10 E42$ W50 S17 W2 S10 E2 S16 E8 FOP=[YR=1998] E18 STR=[YR=1998] S7 W6 S5 E18 N5 W6 N7 W6$ E32 N16 W8 S8 W42 S8$ N8 E42 N8 E8 N27$ PTR= E15 FST=[YR=2007] E15 S20 UCP=[YR=1998] S38 W15 N38 E15$ W15 N20$ W15$ .

## 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 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 1,280.00 | SF | 40.00 | 40.00 | 100 | 2008 | 2008 | 3 | 52 | 26,624 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 637.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 82 | 5,223 | |

## LAND DESCRIPTION

TOTAL OB/XF 31,847

| 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 | 000130 | C | SFR WATER | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 425,000.00 | 425,000.00 | 425,000 | | | | | | | |

REVIEW DATE 02/15/2020 BY KWA Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/06/2024 BY SYS