LOT 65
PINEY ISLAND II PB 4/96A & 97

GREENE KEVIN TIMOTHY/SOJKA NATALIE MARIE
300 SOUTH 15TH ST
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

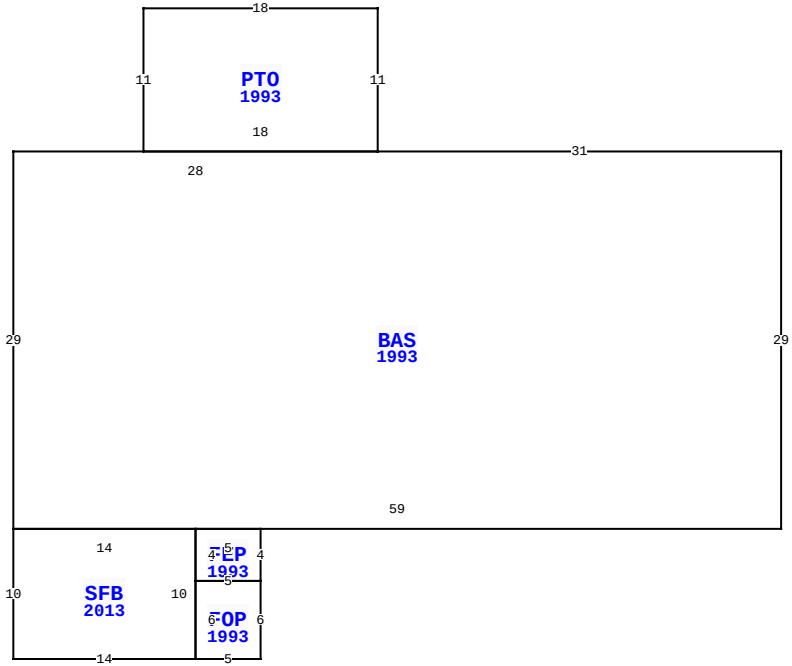
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,711	100	1,711	199,077
FEP	20	80	16	1,861
FOP	30	30	9	1,048
PTO	198	5	10	1,164
SFB	140	80	112	13,031
TOTALS	2,099		1,858	216,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,858	117.8205	147.28	273,646	1987	1995	0	0	0	21.00	79.00

1 SNGL FAM – 0% - 0 Heated Area: 1823 HX Base Yr



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

96068 PINEY ISLAND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	216,180
TOTAL MARKET OB/XF VALUE	2,782
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	368,962
SOH/AGL Deduction	75,547
ASSESSED VALUE	293,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,415
TOTAL JUST VALUE	368,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110596	REPAIR/RRF	10,800	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0137	9/27/2021	WD	Q	I	01	345,000
GRANTOR: CARLSON SYLVIA BENNET						
GRANTEE: GREENE KEVIN TIMOTH						
1354/1827	10/03/2005	WD	Q	I		235,000
GRANTOR: PIHLBLAD JAMES E & MA						
GRANTEE: SLEBOS SYLVIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 PTO=[YR=1993] N11 W18 S11 E18$W28 S29
SFB=[YR=2013] S10 E14 FOP=[YR=1993] E5 N6 FEP=[YR=1993] N4 W5 S4 E5 $ W5 S6 $ N10 W14 $ E59 N29 $.

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	0811	CONCRETE B	0	0	0	0	900.00	SF	5.20	5.20	100	1987	1987	3	52	2,434	
2	0810	CONCRETE A	0	0	0	0	103.00	SF	6.50	6.50	100	1987	1987	3	52	348	

LAND DESCRIPTION

TOTAL OB/XF 2,782

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	0		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 07/13/2020 BY KWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS