

LOT 76 PT OF TRACT B
IN OR 863/1496 & OR 1705/930
PINEY ISLAND PB 4/63 & 64

HERNANDEZ TAMARA A V WATKIVS
96034 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1,363	151,416
FGR	648	55	356	39,548
FOP	188	30	56	6,221
FUS	1,188	100	1,188	131,975
UCP	672	20	134	14,886
UOP	152	20	30	3,333

TOTALS	4,211		3,127	347,379
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT

1	0812	CONCRETE C	0 100	0 0
2	0500	FP-PRE FAB	0 100	0 0
3	1242	WD DECK A	0 100	16 6
4	1242	WD DECK A	0 100	30 24
5	0910	SCRN RM L	0 100	30 24
6	0812	CONCRETE C	0 100	0 0
7	0810	CONCRETE A	0 100	30 5
8	0830	FLAGSTONE	0 100	0 0
9	1076	TRELLIS A	0 100	15 30

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,127	103.9416	129.93	406,291	1989	1994		0	0	14.50
1 SNGL FAM - 100% - 2008 Heated Area: 2551 HX Base Yr 2008											

96034 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/24/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0 100	0	0	3,108.00	SF	4.00	4.00	100	1989	1989	3	57	7,086	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	1242	WD DECK A	0 100	16	6	96.00	SF	10.00	10.00	100	1994	1994	3	20	192	
4	1242	WD DECK A	0 100	30	24	720.00	SF	10.00	10.00	100	1999	1999	3	20	1,440	
5	0910	SCRN RM L	0 100	30	24	720.00	SF	15.00	15.00	100	2000	2000	3	20	2,160	
6	0812	CONCRETE C	0 100	0	0	1,645.00	SF	4.00	4.00	100	2002	2002	3	82	5,396	
7	0810	CONCRETE A	0 100	30	5	150.00	SF	6.50	6.50	100	2002	2002	3	82	800	
8	0830	FLAGSTONE	0 100	0	0	160.00	SF	8.40	8.40	100	2002	2002	3	82	1,102	
9	1076	TRELLIS A	0 100	15	30	450.00	SF	7.50	7.50	100	2002	2002	3	29	979	

LAND DESCRIPTION										TOTAL OB/XF										21,465
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

1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000		
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NASSAU COUNTY PROPERTY										PAGE 1 of 1										7
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 7										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										347,379										
TOTAL LAND VALUE - MARKET										21,465										
TOTAL MARKET VALUE										175,000										
SOH/AGL Deduction										543,844										
ASSESSED VALUE										313,609										
TOTAL EXEMPTION VALUE										230,235										
BASE TAXABLE VALUE										50,000										
TOTAL JUST VALUE										180,235										
NCON VALUE										543,844										
INCOME VALUE										0										
PREVIOUS YEAR MKT VALUE										513,153										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108707	REPAIR/RRF	10,000	08/01/2021
006849	XFOB	4,000	02/01/2000
3408	NEW CONSTR	0	02/17/1989
5500	NEW CONSTR	78,222	02/06/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1705/0930	10/20/2010	QC	U	I	11	100	
GRANTOR:WATKIVS KENNETH							
GRANTEE:WATKIVS TAMARA A V							
0863/1496	1/21/1999	WD	Q	I		190,000	
GRANTOR:MAXWELL NANCY B & JOH							
GRANTEE:VECCHIARELLO TAMARA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W57 S29 E18 FOP=[YR=1993] S14 E12									
FGR=[YR=1993] E27 N3 UCP=[YR=1999] E30 U24 L4 W26 S24 \$ N21									
W27 S24 \$ N16 W10 S2 W2\$ E2 N2 E10 N8 E27 N19\$ PTR= E41									
FUS=[YR=1993] E27 S44 W4 UOP=[YR=1993] S8 W19 N8 E19 \$ W23									
N44 \$ W41 \$.									