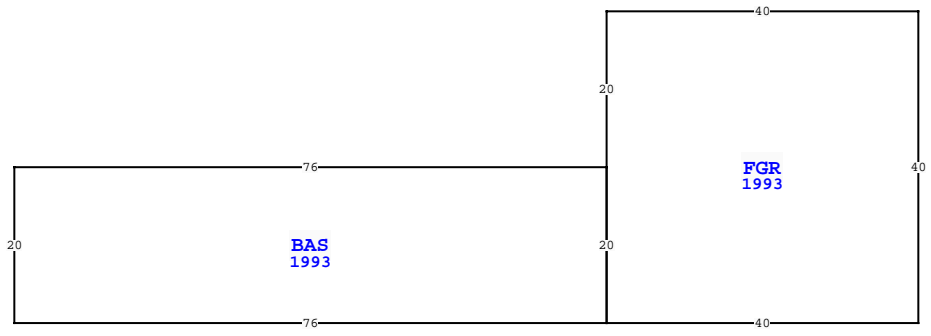




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	05	ASPH TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	8600 COUNTY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,520	100	1,520
FGR	1,600	60	960
			SUBAREA MARKET VALUE
			132,176
			83,480
TOTALS	3,120		2,480
			215,656

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8901	04	2,480	68.9850	118.31	293,409	1977	1980	0	0	0	26.50	73.50
1 GOVT BLDG - 0% - 0 Heated Area: 1520 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			310,942
TOTAL MARKET OB/XF VALUE			20,154
TOTAL LAND VALUE - MARKET			275,880
TOTAL MARKET VALUE			606,976
SOH/AGL Deduction			209,457
ASSESSED VALUE			397,519
TOTAL EXEMPTION VALUE	03		397,519
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			606,976
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			553,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633236	XFOB	8,036	10/01/2016
B1632446	XFOB	5,229	06/01/2016
B1632447	XFOB	4,700	06/01/2016
B1530834	XFOB	3,641	07/01/2015
C1327729	CO ISSUED	0	12/19/2014
M1419345	H/AC	0	03/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0216/0022	4/01/1976	WD	U	V		2,500

BLD DATE		02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	05/03/2024	DC
INC DATE			AG DATE		

BUILDING NOTES	
96031 PINE GROVE RD, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FGR=[YR=1993] W40 S20 BAS=[YR=1993] W76 S20 E76 N20S S20 E40 N40S.	

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	0810	CONCRETE A	0	0	40	3	192.00	SF	6.50	6.50	100	1990	1990	3	59.5	743	
2	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	28	435	
3	0803	ASPHALT C	0	0	0	0	8,346.00	SF	2.00	2.00	100	1993	1993	3	50	8,346	
4	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	1996	1996	3	20	200	
5	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	1990	1990	3	20	360	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	28	126	
7	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	2014	2014	3	65	325	
8	1242	WD DECK A	0	0	0	0	230.00	SF	10.00	10.00	100	2014	2014	3	65	1,495	
9	0310	AL GANG WY	0	0	0	0	29.00	LF	115.00	115.00	100	2014	2014	3	65	2,168	
10	0810	CONCRETE A	0	0	37	4	148.00	SF	6.50	6.50	100	2014	2014	3	95	914	

LAND DESCRIPTION		TOTAL OB/XF													15,112									
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	008600	C	COUNTY	0	0004	CG	0.00	0.00	27,588.00	SF		1.00	1.00	1.00	10.00	10.00	275,880							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		4 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,093	100	2,093
CAN	690	30	207
			SUBAREA MARKET VALUE
			86,710
			8,576
TOTALS	2,783		2,300
			95,286

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1709	04	2,300	90.7725	73.98	170,154	2005	2005	0	0	44.00	56.00

2 MH OFFICE - 0% - 0 Heated Area: 2093 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			310,942
TOTAL MARKET OB/XF VALUE			20,154
TOTAL LAND VALUE - MARKET			275,880
TOTAL MARKET VALUE			606,976
SOH/AGL Deduction			209,457
ASSESSED VALUE			397,519
TOTAL EXEMPTION VALUE	03		397,519
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			606,976
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			553,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326677	NEW CONSTR	0	09/01/2013
B1327371	DEMOLITION	350	06/01/2013
B0310630	DEMOLITION	250	01/01/2003
9805307	FOUNDATION	0	08/01/1998
985307	XFOB	0	08/01/1998
962911	REMODEL	0	07/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0216/0022	4/01/1976	WD	U	V		2,500

GRANTOR:  
GRANTEE:

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
11	0810	CONCRETE A	0	0	0	44.00	SF	6.50	6.50	100	2014	2014	3	95	272	
12	0351	CARPOT MT	0	0	28	336.00	SF	10.00	10.00	100	2016	2016	3	74	2,486	
13	0810	CONCRETE A	0	0	12	36.00	SF	6.50	6.50	100	2016	2016	3	96	225	
14	0446	BOX FNC 6'	0	0	0	132.00	LF	20.00	20.00	100	2017	2017	3	78	2,059	

BLD DATE		02/04/2022	KK	LGL DATE	
XF DATE		02/04/2022	KK	LAND DATE	05/03/2024 DC
INC DATE				AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W33 S2 W8 N2 W16 S37 CAN=[YR=2016] W4 S30 E8 N20 E45 N10 W49\$ E57 N37\$.	

LAND DESCRIPTION										TOTAL OB/XF										5,042				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV