IN OR 972/815

DRAGHIA FLOREA TRUSTEE
96126 PINE GROVE RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0057-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

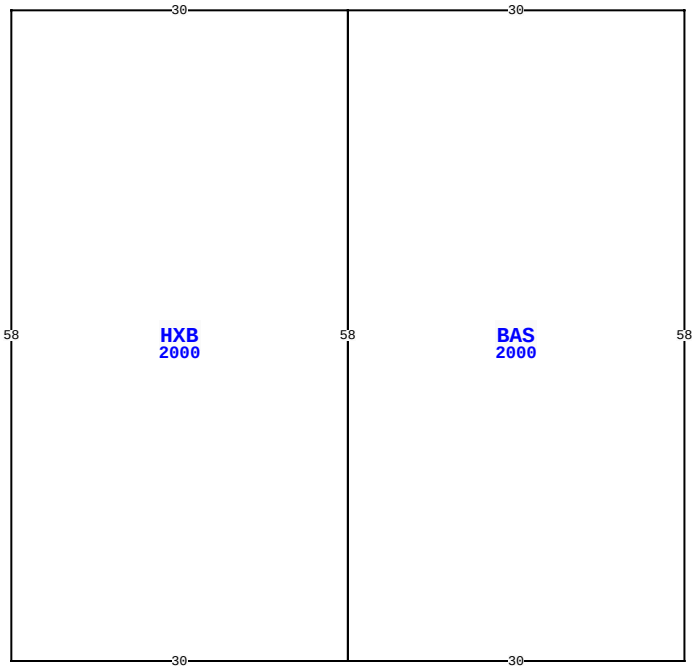
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	224,994
HXB	1,740	100	1,740	224,994
TOTALS	3,480		3,480	449,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,480	116.8860	146.11	508,463	2000	2000	0	0	0	11.50	88.50

1 DUPLEX – 50% - 1999 Heated Area: 3480 HX Base Yr 1999



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96126 PINE GROVE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		482,446
TOTAL MARKET OB/XF VALUE		17,154
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		556,600
SOH/AGL Deduction		249,101
ASSESSED VALUE		307,499
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		207,499
TOTAL JUST VALUE		556,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311172	XFOB	79,200	06/02/2003
99-05854	DEMOLITION	2,000	03/08/1999
99-05851	NEW CONSTR	100,000	03/08/1999
974201	GARAGE	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0290	3/25/2021	LE	U	I	11	100
GRANTOR: DRAGHIA FLOAREA TRUST						
GRANTEE: PAJEVIC PETER						
0972/0815	2/27/2001	WD	U	I	01	100
GRANTOR: DRAGHIA FLOREA						
GRANTEE: DRAGHIA FLOREA TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W30 HXB=[YR=2000] W30 S58 E30 N58 $ S58 E30 N58 $.

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	0812	CONCRETE C	0	100	0	0	4,950.00	SF	4.00	4.00	100	2000	2000	3	79	15,642	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2003	2003	3	21	1,512	

LAND DESCRIPTION

TOTAL OB/XF 17,154

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	000800	C	MULTI-FAM	100		RSF-2	93.00	450.00	0.95	AC		1.00	1.00	1.20	50,000.00	60,000.00	57,000							

REVIEW DATE 03/28/2019 BY KW Total Acres: 0.95 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 08/06/2024 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

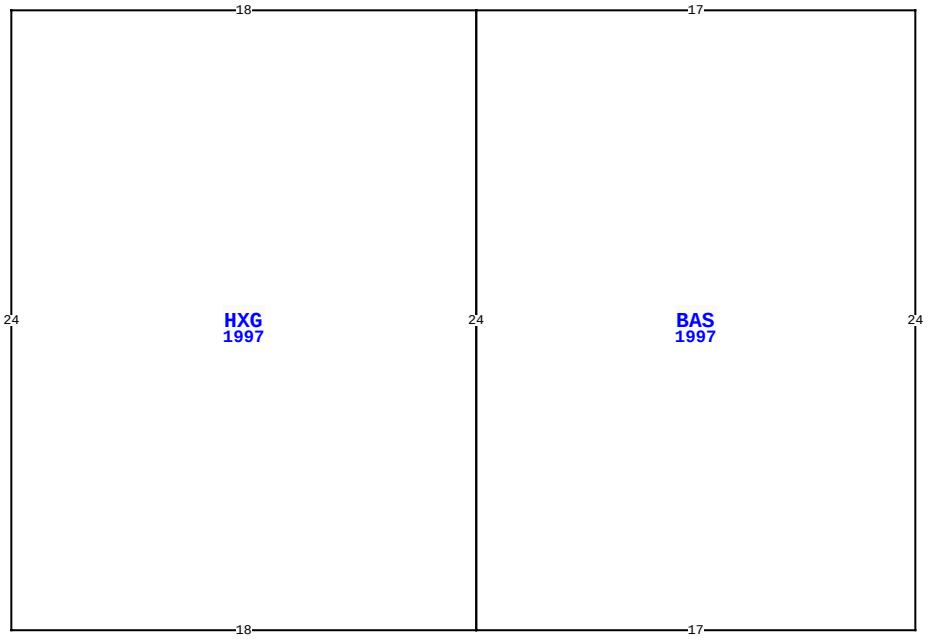
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100	408	20,499
HXG	432	55	238	11,958
TOTALS	840		646	32,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	646	115.5000	57.75	37,306	1997	1997	0	0	0	13.00	87.00

2 ACCESORY U – 36.84% - 1999 Heated Area: 408 HX Base Yr 1999



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GRANTEE: DRAGHIA FLOREA TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 HXG=[YR=1997] W18 S24 E18 N24 $ S24 E17 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2019 BY KW Total Acres: 0.95 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 08/06/2024 BY SYS