IN OR 609 PG 1253 &
OR 2592/471 61-1 & 61-9
FPL ESMT OR 324 PG 173

D'AMATO JACK J & JUDITH L L/E/
96244 PINE GROVE RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0061-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

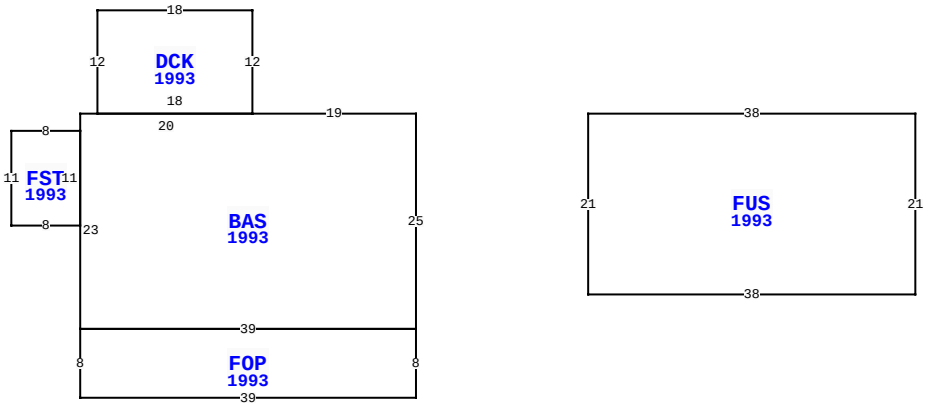
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE 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	975	100	975	80,144
DCK	216	10	22	1,809
FOP	312	30	94	7,727
FST	88	55	48	3,946
FUS	798	100	798	65,595
TOTALS	2,389		1,937	159,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	106.8200	101.48	196,567	1985	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1773 HX Base Yr



96244 PINE GROVE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,219
TOTAL MARKET OB/XF VALUE		6,640
TOTAL LAND VALUE - MARKET		261,750
TOTAL MARKET VALUE		427,609
SOH/AGL Deduction		232,719
ASSESSED VALUE		194,890
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,890
TOTAL JUST VALUE		427,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412566	XFOB	14,820	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/0470	9/21/2022	LE	U	I	11	100
GRANTOR: D'AMATO JACK J & JUDI						
GRANTEE: BLANCHARD JACQUELYN						
0609/1253	10/17/1990	WD	Q	I		122,500
GRANTOR: PHILLIPS DAVID & R						
GRANTEE: D'AMATO JACK & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 DCK=[YR=1993] N12 W18 S12 E18 $ W20
S2FST=[YR=1993] W8 S11 E8 N11 $ S23 FOP=[YR=1993] S8 E39 N8
W39$ E39 N25$ PTR= E20 FUS=[YR=1993] E38 S21 W38 N21$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0351	CARPORT MT	0	100	23	20	460.00	SF	5.00	5.00	100	2005	2005	3	24	552	
3	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	2005	2005	3	40	3,360	
4	0855	CONC PAVER	0	100	25	3	75.00	SF	10.00	10.00	100	2012	2012	3	93	698	

LAND DESCRIPTION

TOTAL OB/XF 6,640

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	75,000.00	75,000.00	259,500							
2	009530	C	POND	100		OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,250							

REVIEW DATE 04/18/2024 BY NWA Total Acres: 4.36 Total Land Value: 261,750 Market: 0 Agricultural: 0 Common: 261,750 PRINTED 08/06/2024 BY SYS