

LOT 34
IN OR 1943/1728
PIRATES WOOD 2 UNR

GOODIN RICHARD B JR & CRYSTAL
8 VINTAGE WAY #815
FERNANDINA BEACH, FL 32034

2024

43-3N-28-509B-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	20	FACE BRICK 40
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	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,037	100	2,037	74,888
BAS	128	100	128	4,706
BAS	437	100	437	16,066
FGR	484	55	266	9,779
FOP	16	30	5	184
FOP	12	30	4	147
PTO	12	5	1	37
PTO	275	5	14	515
TOTALS	3,401		2,892	106,322

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	62	18	1,216.00	SF	4.00	4.00
2	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00
3	0803	ASPHALT C	0 100	0	0	3,826.00	SF	1.40	1.40
4	0803	ASPHALT C	0 100	97	15	1,455.00	SF	1.40	1.40

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0900	01	2,892	97.7130	122.14	353,229	1999	2006	0	0	60	9.90	30.10
1 SNGL FAM - 100% - 2017												
Heated Area: 2602												
HX Base Yr 2017												
97190 MORGANS WAY, YULEE												

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		119,786	
TOTAL MARKET OB/XF VALUE		9,141	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		228,927	
SOH/AGL Deduction		60,293	
ASSESSED VALUE		168,634	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		118,634	
TOTAL JUST VALUE		228,927	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,490	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105990	REMODEL - FD	190,000	05/11/2021
B190902	GARAGE DOOR	2,000	02/01/2019
B1809319	(6) WINDOWS	5,122	12/01/2018
997448	OTHER	0	11/01/1999
985433	NEW CONSTR	91,160	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1943/1728	10/24/2014	WD	Q	I	01	254,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: GOODIN RICHARD B JR						
1504/0449	6/07/2007	QC	U	I	01	100
GRANTOR: FISHER MARIE						
GRANTEE: FISHER ANTHONY						

BUILDING NOTES						
----------------	--	--	--	--	--	--

BUILDING DIMENSIONS						
PTO=[YR=2007] W14 S11 W2 BAS=[YR=2007] N11 W23 S19						
BAS=[YR=1999] W17 S20 D4 L1 S4 R1 D4 S10 FGR=[YR=1999]						
S22 E22 N22 W22\$ E22 N6 E12 PTO=[YR=1999] S3 E4 N3 W4\$						
FOP=[YR=1999] E4 N4 W4 S4\$ N4 E4 S4 E15 N36 W5 L1 U1 W4						
D1 L1 W25\$ E5 BAS=[YR=2007] S8 E16 N8 W16\$ E18 N2						
FOP=[YR=2007] W2 N6 E2 S6\$ N6\$W2 S6 E2 S2 E2 R1 U1 E4 D1						
R1 E1 N2 E7 N17\$.						

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

GOODIN RICHARD B JR & CRYSTAL
8 VINTAGE WAY #815
FERNANDINA BEACH, FL 32034

43-3N-28-509B-0034-0000

[illegible]