

PT OF TRACT A
IN OR 1476/1458
ALLIGATOR CREEK SUB PB 2/73

PANKE RUSSELL D & JENNIFER L
95100 PARTY LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5120-000A-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	104	15	16	1,497
BAS	1,380	100	1,380	129,049
FEP	196	80	157	14,682
FGR	576	55	317	29,644
FSP	432	40	173	16,178
FST	80	55	44	4,114
FUS	864	100	864	80,796
STR	80	10	8	748
UOP	96	20	19	1,777
UOP	384	20	77	7,201
TOTALS	4,192		3,055	285,684

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	40	800.00	SF	6.50	6.50	100	1987
2	0810	CONCRETE A	0 100	0	0	254.00	SF	6.50	6.50	100	1974
3	0810	CONCRETE A	0 100	28	22	616.00	SF	6.50	6.50	100	1974
4	0810	CONCRETE A	0 100	40	10	400.00	SF	4.36	4.36	100	1974
6	1242	WD DECK A	0 100	0	0	295.00	SF	10.00	10.00	100	1974
7	0350	CARPORT WD	0 100	24	37	888.00	SF	9.75	9.75	100	1985
8	0351	CARPORT MT	0 100	35	14	490.00	SF	10.00	10.00	100	2006
9	0810	CONCRETE A	0 100	0	0	382.00	SF	6.50	6.50	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		OR	250.00	175.00	250.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,055	119.3148	113.35	346,284	1987	1988	0	0	0 17.50	82.50
1 SINGLE FAM - 100% - 0						Heated Area: 2244		HX Base Yr			
BLD DATE						LGL DATE		03/13/2024			
XF DATE						LAND DATE		MLU			

TOTAL OB/XF											
9,788											

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				309,185	
TOTAL MARKET OB/XF VALUE				9,788	
TOTAL LAND VALUE - MARKET				600,000	
TOTAL MARKET VALUE				918,973	
SOH/AGL Deduction				665,994	
ASSESSED VALUE				252,979	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				202,979	
TOTAL JUST VALUE				918,973	
NCON VALUE				23,501	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				784,518	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623357	H/AC	0	08/01/2016
6442	TEMP POLE	0	01/22/1990
3343	N/A	2,300	01/01/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1476/1458	2/05/2007	WD U	I	06	
GRANTOR: ROBINSON PAMELA B					
GRANTEE: PANKE RUSSELL D & J					
1190/1653	11/25/2003	QC U	I	06	100
GRANTOR: ROBINSON PAMELA B PAN					
GRANTEE: ROBINSON PAMELA & R					

BUILDING NOTES											
UOP=[YR=2007] W24 UOP=[YR=1993] W6 FSP=[YR=1993] W27 S16											
BAS=[YR=1993] S40 E14 FEP=[YR=2007] S4 E14 FGR=[YR=1993]											
E24 N24 W24 FST=[YR=2007] W8 S10 E8 N10 \$ S24 \$ N14 W14 S10											
\$ N10 E6 N10 E32 N20 W52 \$ E27 N16 \$ S16 E6 N16 \$ S16 E24 N16											
\$ PTR= E15 FUS=[YR=1993] E6 BAL=[YR=1993] N4 E22 S8											
STR=[YR=2007] S20 W4 N20 E4 \$ W4 N4 W18 \$ E18S36 W24 N36 \$											
W15 \$.											

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