

TRACT 42  
IN OR 2424/1200  
R235731 & R235732

HURST WILLIAM P & DIANA L  
96136 PINEY ISLAND DR  
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525A-0042-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 6,000 <b>TOTAL LAND VALUE - MARKET</b> 120,000 <b>TOTAL MARKET VALUE</b> 126,000 <b>SOH/AGL Deduction</b> 0 <b>ASSESSED VALUE</b> 126,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 126,000 <b>TOTAL JUST VALUE</b> 126,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 126,000														
DOR CODE 0000 VACANT															PERMIT NUM DESCRIPTION AMT ISSUED														
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4003.00															SALES DATA														
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE															OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2424/1200 1/08/2021 WD Q V 02 130,000 GRANTOR: CHABOT SANDRA G & JAS GRANTEE: HURST WILLIAM P & D 1293/1656 2/08/2005 WD Q I 335,000 GRANTOR: ADAMS TONI AMELIA GRANTEE: CHABOT SANDRA G & J														
TOTALS															BLD DATE LGL DATE 05/25/2023 MLU														
EXTRA FEATURES 94224 CHRISTOPHER LN, FERNANDINA BEACH															BUILDING NOTES														
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	BUILDING DIMENSIONS													
1	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000															
TOTAL OB/XF 6,000																													
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	000130	C	SFR WATER	0		RM	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000												
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS																													