IN OR 2254/1487
PARCELS 7-35 & 7-2

MALIN JONATHAN M & ASHLEY
95030 PACIFIC ISLE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-0000-0007-0350

BUILDING CHARACTERISTICS

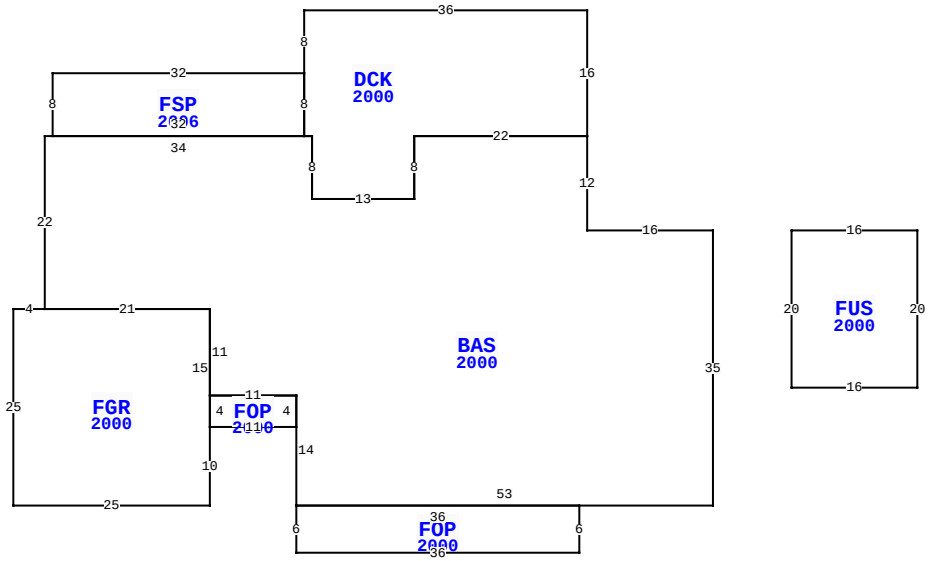
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,020	100	3,020	344,066
DCK	680	10	68	7,747
FGR	625	55	344	39,191
FOP	44	30	13	1,481
FOP	216	30	65	7,405
FSP	256	40	102	11,620
FUS	320	100	320	36,457
TOTALS	5,161		3,932	447,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,932	105.3675	131.71	517,884	2000	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2020 Heated Area: 3340 HX Base Yr 2020



95030 PACIFIC ISLE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/06/2023 MLU
INC DATE		AG DATE	

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	2000	2000	3	84	2,940	
2	0858	SCULP CONC	0	100	0	0	430.00	SF	13.00	13.00	100	2000	2000	3	94	5,255	
3	0300	BOAT DCK W	0	100	0	0	600.00	SF	40.00	40.00	100	2005	2005	3	40	9,600	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2000	2000	3	28	5,645	
5	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2000	2000	3	79	657	
6	0858	SCULP CONC	0	100	0	0	2,331.00	SF	13.00	13.00	100	2001	2001	3	94	28,485	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,970
TOTAL MARKET OB/XF VALUE		52,582
TOTAL LAND VALUE - MARKET		237,000
TOTAL MARKET VALUE		737,552
SOH/AGL Deduction		150,705
ASSESSED VALUE		586,847
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		536,847
TOTAL JUST VALUE		737,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		659,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/1487	2/11/2019	WD	Q	I	01	650,000
GRANTOR: SHEPPARD JOE S & JOAN						
GRANTEE: MALIN JONATHAN MICH						
1288/0680	1/18/2005	WD	Q	I		649,900
GRANTOR: CHAVERS JAMES T & GAI						
GRANTEE: SHEPPARD JOE S & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 N12 DCK=[YR=2000] N16 W36 S8
FSP=[YR=2006] W32 S8 E32 N8 $ S8 E1 S8 E13 N8 E22 $ W22 S8
W13 N8 W34 S22 FGR=[YR=2000] W4 S25 E25 N10 FOP=[YR=2000]
E11 N4 W11 S4 $ N15 W21 $ E21 S11 E11 S14 FOP=[YR=2000] S6
E36 N6 W36 $ E53 N35 $ PTR= E10 FUS=[YR=2000] E16 S20 W16
N20 $ W10 $.

LAND DESCRIPTION

TOTAL OB/XF 52,582

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	000116	C	SFR MARSH	100		RSF-1	154.00	150.00	158.00	FF		1.00	1.00	0.75	2,000.00	1,500.00	237,000							

REVIEW DATE 04/08/2022 BY KW Total Acres: 0.00 Total Land Value: 237,000 Market: 0 Agricultural: 0 Common: 237,000 PRINTED 08/06/2024 BY SYS