LOT 27
IN OR 2260/1676
NORTH SHORE SUB PB 5/255-256

THOMPSON PEGGY KINNE L/E/
96065 NORTHSHORE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

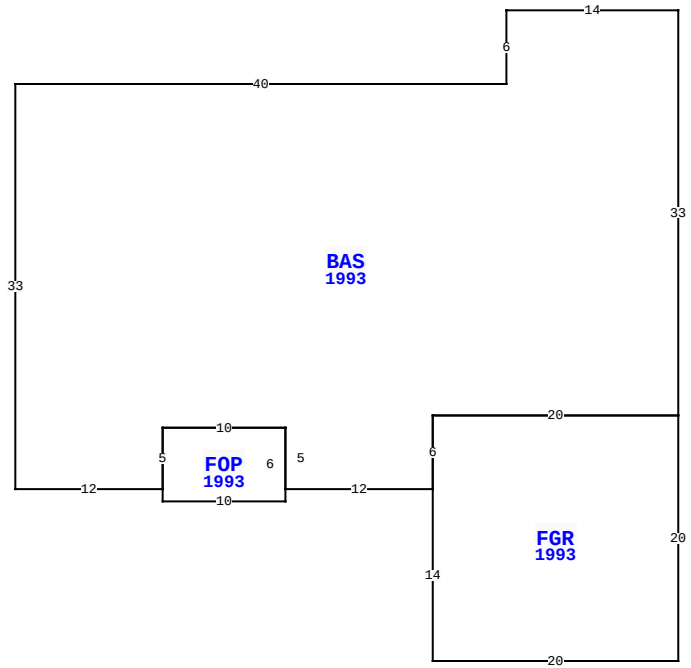
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	192,256
FGR	400	55	220	24,939
FOP	60	30	18	2,040
TOTALS	2,156		1,934	219,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	106.8200	133.52	258,228	1992	1992	0	0	0	15.10	84.90

1 SNGL FAM – 100% - 1999 Heated Area: 1696 HX Base Yr 1999



96065 NORTH SHORE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,236
TOTAL MARKET OB/XF VALUE		12,096
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		326,332
SOH/AGL Deduction		180,031
ASSESSED VALUE		146,301
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		91,301
TOTAL JUST VALUE		326,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21739	GARAGE DOOR	1,500	07/01/2008
8395	XFOB	11,100	09/22/1992
8170	NEW CONSTR	70,420	06/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2260/1676	3/12/2019	LE	U	I	11	100
GRANTOR: THOMPSON PEGGY K						
GRANTEE: HARRIS MELISSA ET A						
1942/0506	10/15/2014	WD	U	I	11	100
GRANTOR: ROY PEGGY L A/K/A PEG						
GRANTEE: THOMPSON PEGGY KINN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S6 W40 S33 E12 FOP=[YR=1993] S1 E10 N6 W10 S5 $ N5 E10 S5 E12 FGR=[YR=1993] S14 E20 N20 W20S6 $ N6 E20 N33 $.

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	0811	CONCRETE B	0	100	0	0	789.00	SF	5.20	5.20	100	1992	1992	3	64	2,626	
2	0845	KOOL DECK	0	100	0	0	656.00	SF	7.25	7.25	100	1992	1992	3	64	3,044	
3	0861	POOL GUNIT	0	100	27	14	378.00	SF	85.00	85.00	100	1992	1992	3	20	6,426	

LAND DESCRIPTION

TOTAL OB/XF 12,096

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 11/25/2019 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS