PT OF GOVT LOT 3
IN OR 1894/944
EX R/W IN OR 672/1814

WATHKE FE P &/ABELLA REYNALDO P
95082 PANDY'S PL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

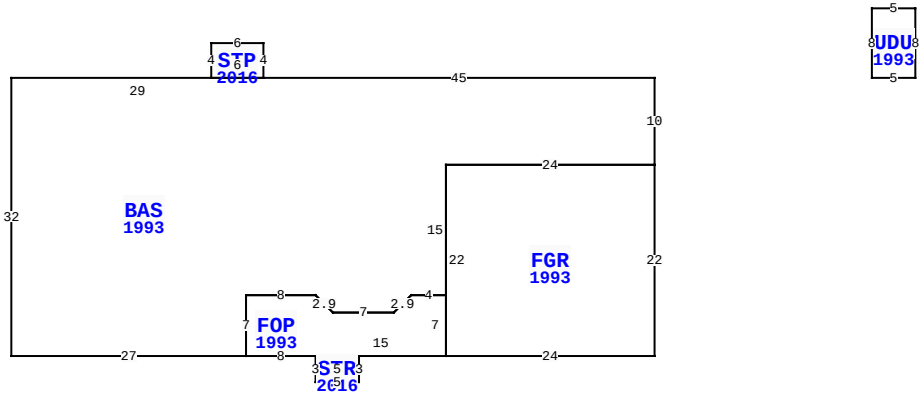
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100	1993	1,697	186,243
FGR	528	55	1993	290	31,827
FOP	143	30	1993	43	4,719
STP	24	10	2016	2	220
STR	15	10	2016	2	220
UDU	40	55	1993	22	2,414
TOTALS	2,447			2,056	225,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	150.3418	150.34	309,099	1972	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1697 HX Base Yr 1999



95082 PANDYS PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,642
TOTAL MARKET OB/XF VALUE		4,353
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		329,995
SOH/AGL Deduction		201,245
ASSESSED VALUE		128,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,028
TOTAL JUST VALUE		329,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13039	RE-ROOF	8,000	08/01/2012
8236	REPAIR/RRF	3,300	07/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1894/0944	11/15/2013	QC	U	I	11	100
GRANTOR: WATHKE FE PATIGA						
GRANTEE: WATHKE FE PATIGA &						
1426/0036	7/06/2006	QC	Q	I	01	100
GRANTOR: WATHKE FE & KENNETH						
GRANTEE: WATHKE FE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 STP=[YR=2016] N4 W6 S4 E6$ W29 S32 E27
FOP=[YR=1993] E8 STR=[YR=2016] S3 E5 N3 W5$ E15
FGR=[YR=1993] E24 N22 W24S22$ N7 W4 D2 L2 W7 U2 L2 W8 S7$
N7 E8 R2 D2 E7 U2 R2 E4 N15 E24 N10$ PTR= E25
UDU=[YR=1993] E5 N8 W5S8$ W25$.

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	0810	CONCRETE A	0	100	0	0	851.00	SF	6.50	6.50	100	1990	1990	3	57	3,153	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1996	1996	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,353

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	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/08/2022 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS