

LOT 109
IN OR 1155/197
MARSH LAKES PB 5/159-167

STEWART PAUL F & BARBARA C
98092 PINTAIL COURT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0109-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,257	100	1993	1,257	166,722
BAS	308	100	2008	308	40,851
FGR	506	55	1993	278	36,873
FOP	20	30	1993	6	796
FOP	28	30	1993	8	1,061
FSP	350	40	2007	140	18,569
FST	112	55	1993	62	8,224
FUS	802	100	1993	802	106,373
STP	10	10	1993	1	132

TOTALS 3,393 2,862 379,601

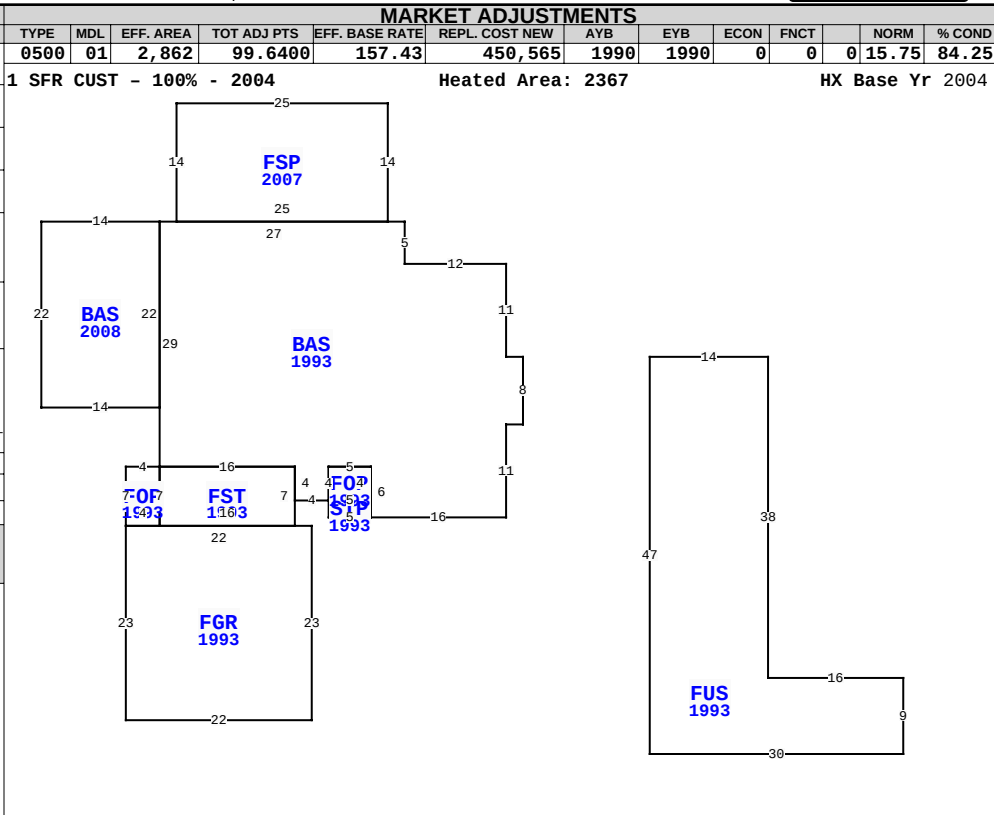
EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1990	1990	3	66	1,320
2	0858	SCULP CONC	0	100	0	0		2,019.00	SF 13.00	13.00	100	1990	1990	3	85	22,310
3	1242	WD DECK A	0	100	0	0		250.00	SF 10.00	10.00	100	2004	2004	3	21	525
4	0300	BOAT DCK W	0	100	0	0		120.00	SF 40.00	40.00	100	2000	2000	3	27	1,296
5	1076	TRELLIS A	0	100	15	10		150.00	SF 7.50	7.50	100	2008	2008	3	48	540

LAND DESCRIPTION

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 11/26/2019 BY NWA



98092 PINTAIL CT, FERNANDINA BEACH

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/16/2025 MLU

TOTAL OB/XF																25,991									
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1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 11/26/2019 BY NWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 7

VALUATION BY		STANDARD	
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			379,601
TOTAL MARKET OB/XF VALUE			25,991
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			655,592
SOH/AGL Deduction			322,262
ASSESSED VALUE			333,330
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			282,608
TOTAL JUST VALUE			655,592
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			618,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11355	REPAIR/RRF	960	06/01/2008
B21570	ADDITION	16,420	06/01/2008
E20194	ELEC OTHER	1,500	11/01/2007
R10786	REPAIR/RRF	1,400	10/01/2007
B20659	ADDITION	18,000	10/01/2007
6327	NEW CONSTR	80,954	03/01/1990

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
1155/0197	7/21/2003	WD Q I	235,000
GRANTOR: PARKER MARION T			
GRANTEE: STEWART PAUL F & BA			
0715/1685	10/11/1994	WD Q I	127,500
GRANTOR: MCKENDREE GARY W & PA			
GRANTEE: PARKER LOUIS J & MA			

BUILDING NOTES			
BAS=[YR=1993] W2 N11 W12N5 W2 FSP=[YR=2007] N14 W25 S14 E25 \$ W27 BAS=[YR=2008] W14 S22 E14 N22 \$ S29 FOP=[YR=1993] W4 S7 FGR=[YR=1993] S23 E22 N23 W22 \$ E4 N7 \$ FST=[YR=1993] S7 E16 N7 W16 \$ E16 S4 E4 STP=[YR=1993] S2 E5 N2 FOP=[YR=1993] N4 W5 S4 E5 \$ W5 \$ N4 E5 S6 E16 N11 E2 N8 \$ PTR= E15 FUS=[YR=1993] E14 S38 E16 S9 W30 N47 \$ W15 \$.			

BUILDING DIMENSIONS			
BAS=[YR=1993] W2 N11 W12N5 W2 FSP=[YR=2007] N14 W25 S14 E25 \$ W27 BAS=[YR=2008] W14 S22 E14 N22 \$ S29 FOP=[YR=1993] W4 S7 FGR=[YR=1993] S23 E22 N23 W22 \$ E4 N7 \$ FST=[YR=1993] S7 E16 N7 W16 \$ E16 S4 E4 STP=[YR=1993] S2 E5 N2 FOP=[YR=1993] N4 W5 S4 E5 \$ W5 \$ N4 E5 S6 E16 N11 E2 N8 \$ PTR= E15 FUS=[YR=1993] E14 S38 E16 S9 W30 N47 \$ W15 \$.			

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