LOT 114
IN OR 2238/796
MARSH LAKES PB 5/159-167

SCOTT GEORGE M & MARGARET P
98060 PINTAIL CT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-1320-0114-0000

BUILDING CHARACTERISTICS

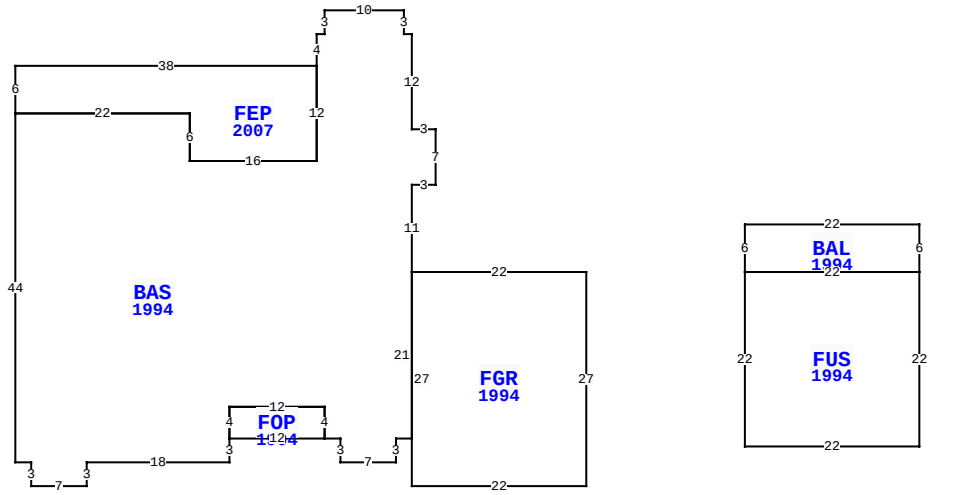
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
BAL	132	15	1994	20	2,652
BAS	2,200	100	1994	2,200	291,715
FEP	324	80	2007	259	34,343
FGR	594	55	1994	327	43,360
FOP	48	30	1994	14	1,857
FUS	484	100	1994	484	64,177
TOTALS	3,782			3,304	438,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,304	98.4400	155.54	513,904	1994	1994	0	0	0	14.75	85.25

1 SFR CUST – 100% - 2019 Heated Area: 2684 HX Base Yr 2019



98060 PINTAIL CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		438,103
TOTAL MARKET OB/XF VALUE		9,161
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		697,264
SOH/AGL Deduction		329,906
ASSESSED VALUE		367,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		316,636
TOTAL JUST VALUE		697,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103700	ROOF	20,000	03/25/2021
94-00492	NEW CONSTR	189,050	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2238/0796	11/19/2018	WD	Q	I	01	415,000
GRANTOR: STRICKLAND RICHARD &						
GRANTEE: SCOTT GEORGE M & MA						
0570/0193	5/17/1989	QD	Q	V		37,500
GRANTOR: LAKE DEV PRTNSP						
GRANTEE: STRICKLAND RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W22 BAS=[YR=1994] N11 E3 N7 W3 N12 W1 N3W10 S3 W1 S4 FEP=[YR=2007] W38 S6 E22 S6 E16 N12 $ S12 W16 N6 W22 S44 E2 S3 E7 N3 E18 N3 FOP=[YR=1994] E12 N4 W12 S4 $ N4 E12 S4 E2 S3 E7 N3 E2 N21 $ S27 E22 N27 $ PTR= E20 BAL=[YR=1994] N6 E22 S6 W22$ FUS=[YR=1994] E22 S22 W22 N22 $ W20 $.

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	0812	CONCRETE C	0	100	0	0	2,044.00	SF	4.00	4.00	100	1993	1993	3	64	5,233	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0300	BOAT DCK W	0	100	10	16	160.00	SF	20.00	20.00	100	2007	2007	3	44	1,408	

LAND DESCRIPTION

TOTAL OB/XF 9,161

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	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 12/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS