LOT 119
MARSH LAKES PB 5/159-167

PIKULA MICHAEL R & MARY BURCHARD
PO BOX 16113
FERNANDINA BEACH, FL 32035

2025

37-2N-28-1320-0119-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

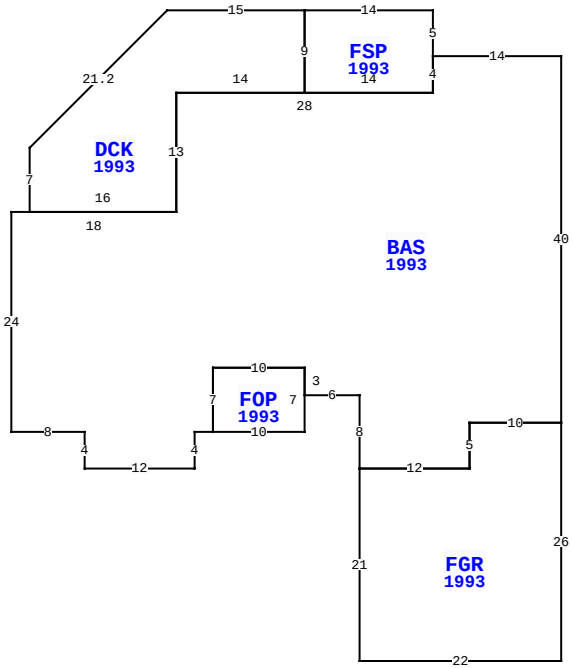
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	1993	2,034	326,800
DCK	366	10	1993	37	5,945
FGR	512	55	1993	282	45,308
FOP	70	30	1993	21	3,374
FSP	126	40	1993	50	8,033
TOTALS	3,108			2,424	389,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,424	120.3440	190.14	460,899	1993	1993	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2020 Heated Area: 2034 HX Base Yr 2020



99106 GREEN HERON WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		389,460
TOTAL MARKET OB/XF VALUE		15,151
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		654,611
SOH/AGL Deduction		284,834
ASSESSED VALUE		369,777
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,055
TOTAL JUST VALUE		654,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24422	ADDITION	3,000	03/01/2011
B24371	REPAIR/RRF	29,184	02/01/2011
G01605	GAS	295	02/01/2011
93-0216	NEW CONSTR	83,341	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/1518	5/17/2019	WD	Q	I	01	476,600
GRANTOR: RENDO JOHN & PATRICIA						
GRANTEE: PIKULA MICHAEL R &						
1594/1503	11/25/2008	WD	Q	I		435,000
GRANTOR: STEINHART JAMES G & S						
GRANTEE: RENDO JOHN & PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1993] N5 W14 DCK=[YR=1993] W15 D15 L15 S7 E16 N13 E14 N9 $ S9 E14 N4 $ S4 W28 S13 W18 S24 E8 S4 E12 N4 E2 FOP=[YR=1993] E10 N7 W10 S7 $ N7 E10 S3 E6 S8 FGR=[YR=1993] S21 E22 N26 W10 S5 W12$ E12 N5 E10 N40 $.

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	1,368.00	SF	4.00	4.00	100	1993	1993	3	64	3,502	
2	0300	BOAT DCK W	0	100	12	16	192.00	SF	40.00	40.00	100	2002	2002	3	29	2,227	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
4	0810	CONCRETE A	0	100	3	118	354.00	SF	6.50	6.50	100	2002	2002	3	80	1,841	
5	0462	ST/AL FNC	0	100	0	0	810.00	SF	10.00	10.00	100	2010	2010	3	56	4,536	

LAND DESCRIPTION

TOTAL OB/XF 15,151

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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS