LOT 25
PINEY ISLAND II PB 4/97

SELL JEFFREY C & KATRINA
94083 LIMPKIN LANE
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0025-0000

BUILDING CHARACTERISTICS

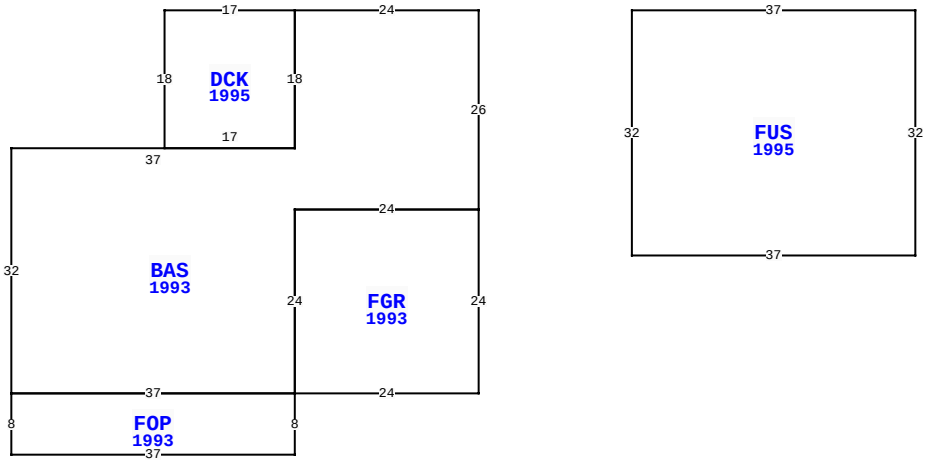
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100	1993	1,808	212,241
DCK	306	10	1995	31	3,639
FGR	576	55	1993	317	37,213
FOP	296	30	1993	89	10,448
FUS	1,184	100	1995	1,184	138,990
TOTALS	4,170			3,429	402,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,429	105.8736	139.75	479,203	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2025 Heated Area: 2992 HX Base Yr 2025



94083 LIMPKIN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 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	402,531
TOTAL MARKET OB/XF VALUE	5,997
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	568,528
SOH/AGL Deduction	0
ASSESSED VALUE	568,528
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	517,806
TOTAL JUST VALUE	568,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	538,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01552	NEW CONSTR	41,660	12/01/1994
8669	REMODEL	76,603	02/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/0417	2/01/2023	WD	U	I	30	135,000
GRANTOR: SELL STEVEN W TRUSTEE						
GRANTEE: SELL JEFFREY C & KA						
1872/0416	8/09/2013	WD	Q	I	02	235,000
GRANTOR: LAWHORNE SCOTT W & SU						
GRANTEE: SELL STEVEN W TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 DCK=[YR=1995] W17 S18 E17 N18$ S18 W37 S32
FOP=[YR=1993] S8 E37 N8 FGR=[YR=1993] E24 N24 W24 S24$ W37$
E37 N24 E24 N26$ PTR=E20 FUS=[YR=1995] E37 S32 W37 N32$ 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	2,462.00	SF	2.80	2.80	100	1989	1989	3	54.5	3,757	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 5,997

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS