

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,777	99.5085	131.35	496,109	2000	2000	0	0	11.75	88.25

1 SNGL FAM - 100% - 2024 Heated Area: 3264 HX Base Yr 2024

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		437,816	
TOTAL MARKET OB/XF VALUE		9,741	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		607,557	
SOH/AGL Deduction		34,909	
ASSESSED VALUE		572,648	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		521,926	
TOTAL JUST VALUE		607,557	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		556,509	

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
BAL	48	15	2000	7	811
BAS	1,427	100	2000	1,427	165,412
FGR	462	55	2000	254	29,443
FOP	230	30	2000	69	7,998
FOP	287	30	2000	86	9,969
FST	6	55	2000	3	348
FUS	1,381	100	2000	1,381	160,080
FUS	144	100	2025	144	16,692
FUS	312	100	2025	312	36,166
PTO	747	5	2000	37	4,289
TOTALS	5,976			3,777	437,816

\*\* This building has 14 Sub-Areas

94107 LIMPKIN LN, FERNANDINA BEACH

BLD DATE	LGL DATE	04/15/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805211	(23) WINDOWS	9,438	07/01/2018
993756	H/AC	0	05/01/1999
974542	NEW CONSTR	131,562	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/1579	2/24/2025	WD	U	I	37	475,000

GRANTOR: MASSENGILL MICHAEL A  
GRANTEE: THE BACHMANN GROUP

2460/1794	5/04/2021	QC	U	I	11	100
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GRANTOR: MASSENGILL JOANNE  
GRANTEE: MASSENGILL MICHAEL

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	0501	FP-AVERAGE	0	100	0	2.00	UT	5,000.00	5,000.00	100	2000	2000	3	83	8,300	
2	0810	CONCRETE A	0	100	18	288.00	SP	6.50	6.50	100	2000	2000	3	77	1,441	

BUILDING NOTES											
BAS=[YR=2000;ORIG=-44,34] S33 E17 N1 E6 S1 E17 N7 E2 N20 U2R2 N5 U3L3 W5 D3L3 S1 W12 N2 W8 S2 W3 W10 \$											
FUS=[YR=2000;ORIG=-100,34] S33 E25 N8 W4 N9 E4 S9 S8 E15 N7 E2 N20 U2R2 N5 U3L3 W5 D3L3 S1 W17 W12 W4 \$											
PTO=[YR=2000;ORIG=-44,74] S20 E40 N20 W16 S6 W8 N6 W16 \$											
PTO=[YR=2000;ORIG=0,0] W23 S22 S10 S2 E12 N1 U3R3 E5 D3R3 N33 \$											
FGR=[YR=2000;ORIG=-23,0] W21 S22 E21 N22 \$											
FUS=[YR=2025;ORIG=-84,22] N2 E4 N4 W4 N16 W12 S4 W4 S4 E4 S8 W4 S4 E4 S2 E12 \$											
FOP=[YR=2000;ORIG=-44,67] S7 E16 E8 E16 N7 W17 N1 W6 D0.11L0.2 D0.11L16.10 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							