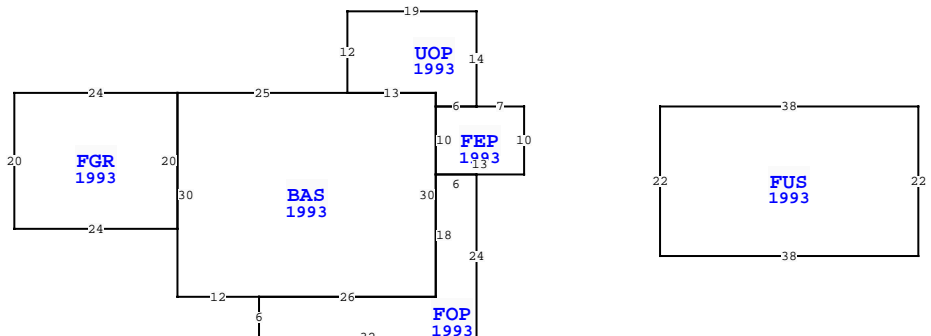




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,482	112.3920	148.36	368,230	1986	1992		0	0	15.25	84.75		
1 SNGL FAM - 0% - 2025														
Heated Area: 1976														
HX Base Yr														



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	1,140	100	1993	1,140	143,338
FEP	130	80	1993	104	13,076
FGR	480	55	1993	264	33,194
FOP	300	30	1993	90	11,316
FUS	836	100	1993	836	105,115
UOP	240	20	1993	48	6,035
TOTALS	3,126			2,482	312,075

96107 PINEY ISLAND DR, FERNANDINA BEACH, FL 32034

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	0812	CONCRETE C	0	0	0	0	1,698.00	SF	4.00	4.00	100	1986	1986	3	47	3,192	
2	0830	FLAGSTONE	0	0	0	0	315.00	SF	12.00	12.00	100	1990	1990	3	57	2,155	
3	0830	FLAGSTONE	0	0	0	0	146.00	SF	12.00	12.00	100	1994	1994	3	66	1,156	
4	0810	CONCRETE A	0	0	12	20	240.00	SF	6.50	6.50	100	1994	1994	3	66	1,030	
5	0810	CONCRETE A	0	0	0	0	395.00	SF	6.50	6.50	100	1997	1997	3	72	1,849	

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 T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			323,188
TOTAL MARKET OB/XF VALUE			9,382
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			492,570
SOH/AGL Deduction			0
ASSESSED VALUE			492,570
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			492,570
TOTAL JUST VALUE			492,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			466,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01230	REPAIR/RRF	21,500	08/01/1994
3755	N/A	5,520	12/12/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/1346	1/10/2024	WD	U	I	37	350,000

GRANTOR: FRUECHTENICHT TRUST
 GRANTEE: WEBSTER PATRICK M R
 2345/0019 3/05/2020 SW U I 11 100
 GRANTOR: FRUECHTENICHT NANCY H
 GRANTEE: FRUECHTENICHT TRUST

BUILDING DIMENSIONS																	
FEP=[YR=1993] W7 UOP=[YR=1993] N14 W19 S12 BAS=[YR=1993] W25 FGR=[YR=1993] W24 S20 E24 N20 \$ S30 E12 FOP=[YR=1993] S6 E32 N24 W6 S18 W26 \$ E26 N30 W13 \$ E13 S2 E6 \$ W6 S10 E13 N10 \$ PTR= E20 FUS=[YR=1993] E38 S22 W38 N22 \$ W20 \$.																	

