

DODD HARRY T &/LEZNOFF JOANNE
96110 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0053-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

CD

CONC BLOCK 50
CB STUCCO 50

GABLE/HIP 100
COMP SHNGL 100

DYRWALL 100

LVT/LAMNT 90

CLAY TILE 10

CENTRAL 100

AIR DUCTED 100
2 100
2 100

WOOD FRAME 100
2.5 2.5 100
0 100

NONE 100

Quality 03 Quality Level 03

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 2,304 100 2007 2,304 300,750

FCP 3,220 25 2007 805 105,080

FST 624 55 2007 343 44,773

FUS 361 100 2007 361 47,123

UOP 1,540 20 2007 308 40,204

MARKET ADJUSTMENTS

TOTAL OB/XF 1,595

TYPE MDL EFF. AREA TOT ADJ PTS EFF. RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 01 4,121 90.2880 142.66 587,902 2007 2007 0 0 8.50 91.50

SFR CUST - 100% - 2020 Heated Area: 2665 HX Base Yr 2020

FUS 2007

BAS 2007

FST 2007

FCP 2007

UOP 2007

NASSAU COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 1

VALUATION BY STANDARD

Tax Group: 7 Tax Dist:

BUILDING MARKET VALUE 537,930

TOTAL MARKET OB/XF VALUE 1,595

TOTAL LAND VALUE - MARKET 275,000

TOTAL MARKET VALUE 814,525

SOH/AGL Deduction 262,497

ASSESSED VALUE 552,028

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 501,306

TOTAL JUST VALUE 814,525

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 720,071

PERMIT NUM DESCRIPTION AMT ISSUED

M13046 MECH OTHER 0 06/01/2007

P12516 OTHER 0 06/01/2007

E18574 ELECE OTHER 6,500 01/01/2007

P12014 OTHER 0 01/01/2007

C18788 CO ISSUED 0 11/01/2006

B18788 NEW CONSTR 396,000 11/01/2006

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2435/1604 2/17/2021 QC U I 11 100

GRANTOR: CLAPSADDLE GERALD REV

GRANTEE: CLAPSADDLE GERALD & 2236/0815 11/09/2018 WD Q I 01 665,000

GRANTOR: CLARKE KENNETH S & MA

GRANTEE:DODD HARRY T & JOAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 S48 E48 N48 \$ UOP=[YR=2007] N7 W55 S62 E62 N62 W7 S55 W48 N48 E48 \$ PTR= E30 FST=[YR=2007] E26 S24 W26 N24 \$ FCP=[YR=2007] N13 E49 S62 W62 N62 E13 S37 E26 N24 W26 \$W30 PTR= N40 FUS=[YR=2007] N19 E19 S19 W19 \$ S40 \$.

LAND DESCRIPTION

TOTAL OB/XF 1,595

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTILITY UNIT DPTHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 000116 C RES MARSH 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 275,000.00 275,000.00 275,000

REVIEW DATE 06/14/2019 BY KW Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS