IN OR 1880/204

LOVETT PAUL & LEAH
85815 DICK KING RD
YULEE, FL 32097

2025

40-2N-28-0000-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

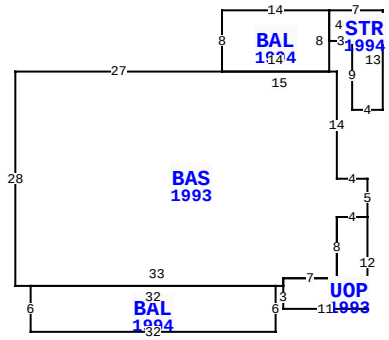
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

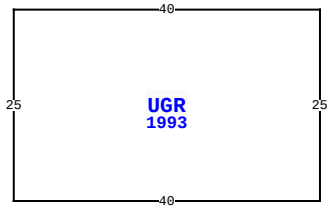
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	1994	17	1,545
BAL	192	15	1994	29	2,636
BAS	1,189	100	1993	1,189	108,091
STR	64	10	1994	6	545
UGR	1,000	45	1993	450	40,909
UOP	76	20	1993	15	1,363
TOTALS	2,633			1,706	155,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,706	116.5500	116.55	198,834	1974	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 1189 HX Base Yr





96435 PINE GROVE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	155,091
TOTAL MARKET OB/XF VALUE	2,397
TOTAL LAND VALUE - MARKET	508,524
TOTAL MARKET VALUE	666,012
SOH/AGL Deduction	224,487
ASSESSED VALUE	441,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	441,525
TOTAL JUST VALUE	666,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	574,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807890	(15) WINDOWS	6,073	10/01/2018
E25345	ELEC OTHER	0	08/01/2012
9805191	MH MOVE-ON	1,200	08/01/1998
980791	REPAIR/RRF	1,730	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1880/0204	9/11/2013	WD	Q	I	02	195,000
GRANTOR: TENNILLE WILSON R SR						
GRANTEE: LOVETT PAUL & LEAH						
1273/0186	11/12/2004	QC	Q	I	01	100
GRANTOR: TENNILLE WILSON R JR						
GRANTEE: TENNILLE WILSON R S						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=1994] W7 BAL=[YR=1994] W14 S8 BAS=[YR=1993] W27 S28 E2 BAL=[YR=1994] S6 E32 N6 W32$ E33 UOP=[YR=1993] S3 E11 N12 W4 S8 W7 S1$ N1 E7 N8 E4 N5 W4 N14 W15$ E14 N8$ S4 E3 S9 E4 N13$ PTR= S60 UGR=[YR=1993] E40 S25 W40 N25$ N60 $.

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	0810	CONCRETE A	0	0	0	0	1,130.00	SF	6.50	6.50	100	1980	1980	3	30	2,204	
2	0810	CONCRETE A	0	0	11	9	99.00	SF	6.50	6.50	100	1980	1980	3	30	193	

LAND DESCRIPTION

TOTAL OB/XF 2,397

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	001020	C	COMM HWY	0		CG	0.00	0.00	42,377.00	SF		1.00	1.00	1.00	12.00	12.00	508,524							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 508,524 Market: 0 Agricultural: 0 Common: 508,524 PRINTED 07/30/2025 BY SYS