IN OR 1529/1774

BOOKER RONALD M REVOC TRUST/BOOKER RONALD M TRUSTE
96138 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034-6840

2025

40-2N-28-0000-0058-0000

BUILDING CHARACTERISTICS

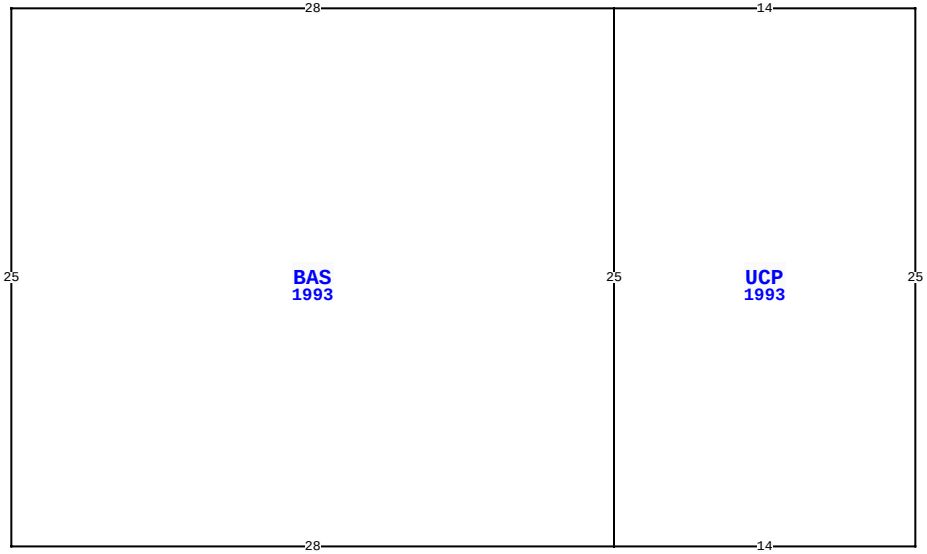
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	1993	700	7,550
UCP	350	20	1993	70	755
TOTALS	1,050			770	8,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	770	58.3000	21.57	16,609	1986	1986	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 700 HX Base Yr



96140 PINE GROVE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	8,304
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	1,370,125
TOTAL MARKET VALUE	1,390,429
SOH/AGL Deduction	786,967
ASSESSED VALUE	603,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	603,462
TOTAL JUST VALUE	1,390,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,047,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8516	CHNGE SRVC	200	10/21/1992
BP 3219	N/A	11,000	02/27/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1774	10/10/2007	WD	Q	I	01	100
GRANTOR: BOOKER RONALD M & SAR						
GRANTEE: BOOKER RONALD M TRU						
0980/0967	4/10/2001	WD	Q	I		270,000
GRANTOR: RIVERSIDE PRESBYTERIA						
GRANTEE: BOOKER RONALD & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W14 BAS=[YR=1993] W28 S25 E28 N25 $ S25 E14 N25 $.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		RMH	0.00	0.00	13.69	AC		1.00	1.00	1.00	100,000.00	100,000.00	1,369,000							
2	009530	C	POND	0					0.45	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,125							

REVIEW DATE 04/18/2024 BY NWA Total Acres: 14.14 Total Land Value: 1,370,125 Market: 0 Agricultural: 0 Common: 1,370,125 PRINTED 07/30/2025 BY SYS