

COMMON AREA
TRACT F WETLAND/OPEN SPACE
.62 AC (EX CONSERVATION ESMT)

PINEWOOD POINTE HOMEOWNERS ASSOCIATION
100 SR 13 N SUITE A
SAINT JOHNS, FL 32259

2025

42-2N-27-4371-000F-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																		STANDARD														
																	VALUATION BY										Tax Group: 4		Tax Dist:			
																	BUILDING MARKET VALUE												0			
																	TOTAL MARKET OB/XF VALUE												0			
																	TOTAL LAND VALUE - MARKET												100			
																	TOTAL MARKET VALUE												100			
																	SOH/AGL Deduction												0			
																	ASSESSED VALUE												100			
																	TOTAL EXEMPTION VALUE												0			
																	BASE TAXABLE VALUE												100			
																	TOTAL JUST VALUE												100			
																	NCON VALUE												0			
																	INCOME VALUE															
																	PREVIOUS YEAR MKT VALUE												100			
																	PERMIT NUM				DESCRIPTION				AMT		ISSUED					
																	SALES DATA															
																	OFF RECORD Number		DATE		TYPE INST		Q / V		I / I		RSN CD		SALE PRICE			
																	BUILDING NOTES															
																	BUILDING DIMENSIONS															
																	TOTAL OB/XF										0					
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																
LAND DESCRIPTION																	TOTAL OB/XF										0					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100															
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																