TRACT 48
IN OR 1287/395
R583341 & R583342

PISCO ANNELIESE/PISCO BERNADETTE N
94033 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

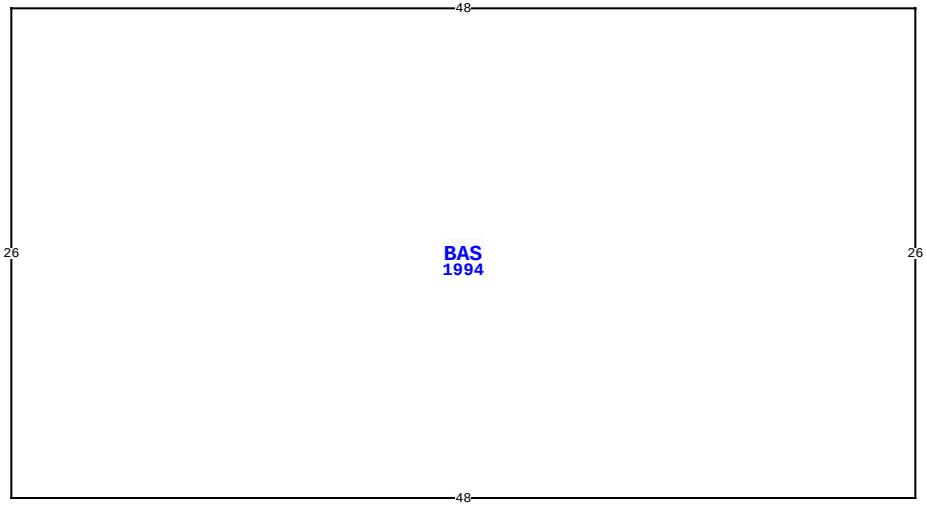
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1994	1,248	43,127
TOTALS	1,248			1,248	43,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	135.5200	115.19	143,757	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1992 Heated Area: 1248 HX Base Yr 1992



94033 WINTERBERRY AVE, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/08/2025 MLU | AG DATE

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	1242	WD DECK A	0	100	8	24	192.00	SF	10.00	10.00	100	1994	1994	3	20	384	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
3	1242	WD DECK A	0	100	12	36	432.00	SF	10.00	10.00	100	1995	1995	3	20	864	
4	1243	WD DECK F	0	100	7	8	56.00	SF	8.00	8.00	100	1995	1995	3	20	90	
5	0940	SHEDS/PORT	0	100	22	14	308.00	SF	22.50	22.50	100	1995	1995	3	20	1,386	
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	22.50	22.50	100	1995	1995	3	20	720	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,127
TOTAL MARKET OB/XF VALUE		6,034
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		129,161
SOH/AGL Deduction		82,726
ASSESSED VALUE		46,435
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,435
TOTAL JUST VALUE		129,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15235	MECH OTHER	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0395	1/12/2005	QC	Q	I	01	100
GRANTOR: PISCO ANNELIESE						
GRANTEE: PISCO ANNELIESE & B						
0594/0004	3/29/1990	WD	U	I	11	5,200
GRANTOR: FROSCHER CLARENCE						
GRANTEE: PISCO PRUDENCIO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W48 S26 E48 N26$.

LAND DESCRIPTION

TOTAL OB/XF 6,034

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS