PT OF MARGARET O'NEAL GRANT
SEC 46-3N-28E IN OR 2362/792
TERMINATION OF ESMT IN

PERNIGOTTI LIVING TRUST/PERNIGOTTI MARIANO TRUSTEE
95020 PACIFIC ISLE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0007-0520

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

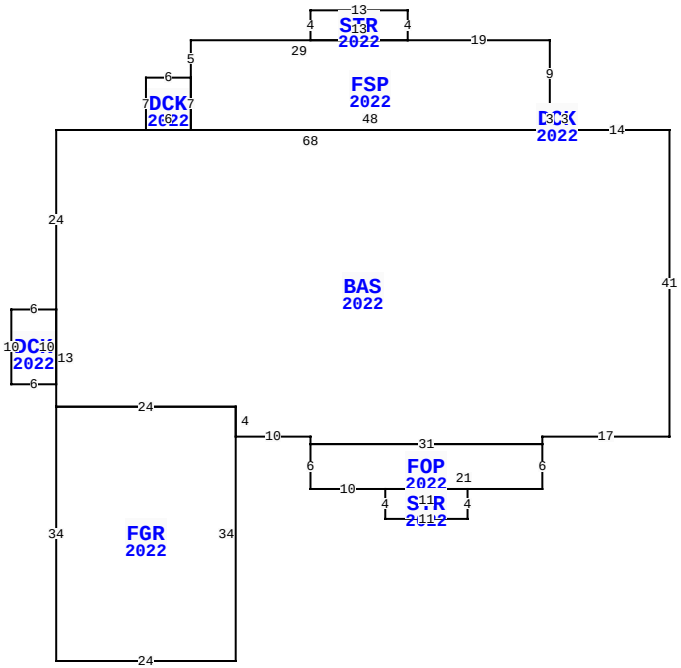
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,297	100	2022	3,297	719,056
DCK	6	10	2022	1	218
DCK	42	10	2022	4	873
DCK	60	10	2022	6	1,308
FGR	816	55	2022	449	97,924
FOP	186	30	2022	56	12,214
FSP	576	40	2022	230	50,162
STR	44	10	2022	4	873
STR	52	10	2022	5	1,091
TOTALS	5,079			4,052	883,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	12	4,052	166.0560	219.19	888,158	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3297 HX Base Yr 2023



95020 PACIFIC ISLE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		951,132
TOTAL MARKET OB/XF VALUE		94,437
TOTAL LAND VALUE - MARKET		853,600
TOTAL MARKET VALUE		1,899,169
SOH/AGL Deduction		471,914
ASSESSED VALUE		1,427,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,376,533
TOTAL JUST VALUE		1,899,169
NCON VALUE		51,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,337,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105423	NEW CONSTR	98,745	04/29/2021
B2104913	NEW CONSTR	487,466	04/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0792	5/19/2020	WD	Q	I	01	473,000
GRANTOR: MASSEY JOSEPH & KATHL						
GRANTEE: PERNIGOTTI LIVING T						
2332/1708	1/17/2020	QC	U	I	11	12,500
GRANTOR: FIRST COAST INC						
GRANTEE: MASSEY JOSEPH & KAT						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	3,074.00	SF	10.00	10.00	100	2022	2022	3	99	30,433	
3	0855	CONC PAVER	0	100	0	0	576.00	SF	10.00	10.00	100	2022	2022	3	99	5,702	
4	1123	CB 8"	0	100	275	0	825.00	SF	6.15	6.15	100	2019	2019	3	97	4,922	
5	0300	BOAT DCK W	0	100	0	0	1,285.00	SF	40.00	40.00	100	2025	2024		100	51,400	

BUILDING DIMENSIONS

BAS=[YR=2022] W14 DCK=[YR=2022] N3W2 FSP=[YR=2022] N9W19 STR=[YR=2022] N4W13S4 E13$ W29S5 DCK=[YR=2022] W6S7E6N7$ S7 E48N3$ S3 E2$ W68 S24 DCK=[YR=2022] W6S10E6N10$ S13 FGR=[YR=2022] S34 E24 N34 W24$ E24 S4 E10 S1 FOP=[YR=2022] S6 E10 STR=[YR=2022] S4E11N4W11$ E21 N6 W31 $ E31 N1 E17 N41$.

LAND DESCRIPTION

TOTAL OB/XF 94,437

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	776.00	FF		1.00	1.00	0.50	2,200.00	1,100.00	853,600							

REVIEW DATE 06/10/2025 BY NWA Total Acres: 0.00 Total Land Value: 853,600 Market: 0 Agricultural: 0 Common: 853,600 PRINTED 07/30/2025 BY SYS

PT OF MARGARET O'NEAL GRANT
SEC 46-3N-28E IN OR 2362/792
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NASSAU COUNTY PROPERTY

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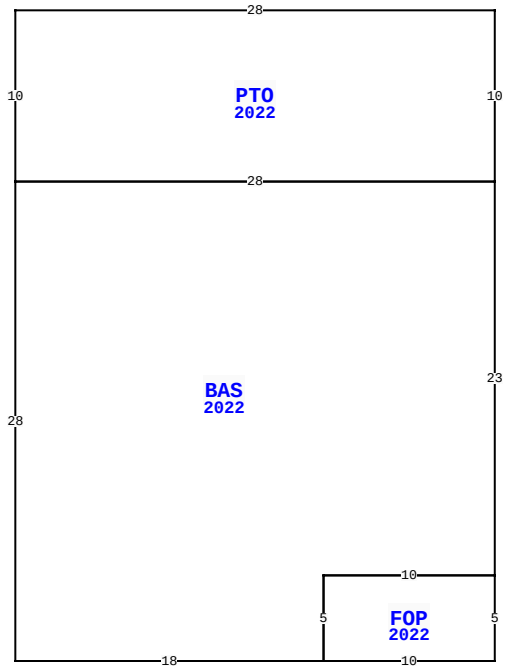
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	2022	734	64,853
FOP	50	30	2022	15	1,325
PTO	280	5	2022	14	1,237
TOTALS	1,064			763	67,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	763	167.5520	88.80	67,754	2022	2022	0	0	0	0.50	99.50

2 ACCESORY U – 100% - 2023 Heated Area: 734 HX Base Yr 2023



95020 PACIFIC ISLE, FERNANDINA BEACH

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GRANTOR: FIRST COAST INC						
GRANTEE: MASSEY JOSEPH & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W28 S10 BAS=[YR=2022] S28 E18 FOP=[YR=2022] E10 N5 W10 S5$ N5 E10 N23 W28$ E28 N10$.

EXTRA FEATURES

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

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