

PIERSON PAUL B LIVING TRUST/PIERSON PAUL B TRUSTEE
96423 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-509H-0014-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						699,549						
TOTAL MARKET OB/XF VALUE						25,836						
TOTAL LAND VALUE - MARKET						350,000						
TOTAL MARKET VALUE						1,075,385						
SOH/AGL Deduction						545,580						
ASSESSED VALUE						529,805						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						479,083						
TOTAL JUST VALUE						1,075,385						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						1,043,610						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
C1807728				CO ISSUED				0		04/25/2019		
B1807728				NEW CONSTR				450,625		07/30/2018		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	I /	V /	RSN CD	SALE PRICE			
2179/0075		2/15/2018		WD	Q	V	01	259,000				
GRANTOR: EVANS JAMES M & MARY												
GRANTEE: PIERSON PAUL B & SH												
1581/1213		8/18/2008		WD	Q	V		320,000				
GRANTOR: MONTICELLO BANK												
GRANTEE: EVANS JAMES M & MAR												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2019] W16 S3 W11 FSP=[YR=2019] N13 W18 STR=[YR=2019] N10 W5 S10 E5 \$ W6 PTO=[YR=2019] W11 S5 E11 N5\$ S5 E1 S8 E23\$ W23 N8 W12 S4 W21 S51 FGR=[YR=2019] W5 S3 PTO=[YR=2019] W10 S27 E10 N27\$ S30 E2 S8 E21 N8 E2 N25 W2 N8 W13 S3 W5 N3\$ FST=[YR=2019] S3 E5 N3 W5 \$ E18 N10 E3 S3 E17 STR=[YR=2019] S2 E7 N5 FOP=[YR=2019] N7 W7 S7 E7\$ W7S3\$ N10 E7 S1 E11 N2 E9 S2 E11N2 E7 N32 PTR= S90 W35 UST=[YR=2019] N8 E2 N15 W5 STR=[YR=2019] N6 W5 S6 E5\$ W8 S15 E2 S8 E9\$ E35 N90\$.												
ND UE												
OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
50,000												
Common: 350,000												
PRINTED 07/30/2025 BY SYS												