

PYLE DONALD N II & CASSONDRA L
96137 THERON COURT
FERNANDINA BEACH, FL 32034

46-3N-28-6350-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0900 01 3,563 107.3520 141.70 504,877 2003 2007 0 0 8.50 91.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2022 Heated Area: 2966 HX Base Yr 2022										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 461,962									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 40,307									
Interior Floo 12 HARDWOOD 80																				TOTAL LAND VALUE - MARKET 125,000									
Interior Floo 11 CLAY TILE 20																				TOTAL MARKET VALUE 627,269									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 142,807									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 484,462									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 433,740									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 627,269									
Stories 1.5 1.5 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 561,837									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1531479 SCRNRROOM 7,000 11/01/2015									
MAP NUM MKT AREA 04																				B1531111 SWIM POOL 28,000 09/01/2015									
NEIGHBORHOOD/LOC 4020.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,462 100 2003 2,462 319,211																													
FGR 783 55 2003 431 55,882																													
FOP 72 30 2003 22 2,852																													
FOP 479 30 2003 144 18,671																													
FUS 504 100 2003 504 65,347																													
TOTALS 4,300 3,563 461,962																													
EXTRA FEATURES										96137 THERON CT, FERNANDINA BEACH										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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																				05/07/2025 MLU									
1 0812 CONCRETE C 0 100 0 0 1,910.00 SF 4.00 4.00 100 2003 2003 3 82 6,265																													
2 0855 CONC PAVER 0 100 37 3 111.00 SF 7.00 7.00 100 2003 2003 3 82 637																													
3 0855 CONC PAVER 0 100 8 3 24.00 SF 10.00 10.00 100 2003 2003 3 82 197																													
4 0911 SCRNR RM A 0 100 0 0 779.00 SF 17.50 17.50 100 2015 2015 3 65 8,861																													
5 0835 QUARY TILE 0 100 0 0 294.00 SF 10.00 10.00 100 2003 2003 3 82 2,411																													
6 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2003 2003 3 20 1,000																													
7 0861 POOL GUNIT 0 100 0 0 280.00 SF 85.00 85.00 100 2015 2015 3 75 17,850																													
8 0855 CONC PAVER 0 100 0 0 188.00 SF 10.00 10.00 100 2015 2015 3 95 1,786																													
9 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2015 2015 3 65 1,300																													
LAND DESCRIPTION										TOTAL OB/XF 40,307																			
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 000100 C RES 100 0006 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 125,000.00 125,000.00 125,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000										PRINTED 07/30/2025 BY SYS									