

PT OF W1/2 OF LOT 24
IN OR 1381/1610
E O FRIEND SUB DB Z/165

PITTMAN SHARON LYNN
130 BONNIEVIEW ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-034B-0024-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,910	100
DCK	27	10
DCK	188	10
FOP	120	30
FOP	356	30
FSP	236	40
TOTALS	2,837	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,169	112.3080	156.11	338,603	2003	2003	0	0	0 10.75	89.25
1 SNGL FAM		100% - 1996		Heated Area: 1910				HX Base Yr 1996			
BLD DATE			LGL DATE			04/24/2026 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		302,203	
TOTAL MARKET OB/XF VALUE		6,698	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		453,901	
SOH/AGL Deduction		218,519	
ASSESSED VALUE		235,382	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		183,971	
TOTAL JUST VALUE		453,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		445,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210569	NEW CONSTR	175,922	12/02/2002
R024637	REPAIR/RRF	6,850	12/01/2002
7900	GARAGE	14,144	03/09/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1381/1610	1/17/2006	QC	Q	I	01
GRANTOR: PITTMAN WILLIAM HARRY					
GRANTEE: PITTMAN SHARON LYNN					
0740/1337	10/03/1995	WD	Q	I	
GRANTOR: CARTER CARLOS & RUBY					
GRANTEE: PITTMAN WILLIAM H &					

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
1	0510	GARAGE WD-	0	100	32	26			35.00	100	1997	1997	3	23

BUILDING NOTES														
BAS=[YR=2003] E21 DCK=[YR=2003] N12 E4 N4 E5 S4 E5 S12														
FSP=[YR=2003] E19 FOP=[YR=2003] E15 S8 W15 N8 \$ S8 W12 N2														
W1 N2 W6 S2 W1 S2 W13 N8 E14 \$ W14\$ S8 E13 N2 E1 N2 E6 S2 E1														
S2 E12 S12 FOP=[YR=2003] S25 W20 DCK=[YR=2003] S3 W9 N3 E9														
\$ W9 N8 E21 N3 E2 N6 W2 N8 E8 \$ W8 S8 E2 S6 W2 S3 W21 S12 W11														
N2 W14 N47 \$.														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		OR	157.00	277.00	1.00	AC		1.00	1.00	1.00