BLOCK D LOT 3
OAK GROVE UNIT 1 PB 0/61

ROSS WILLIAM F JR/JOHNSON-SCHMIDT KARISSA L
1973 PINE DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-042B-000D-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

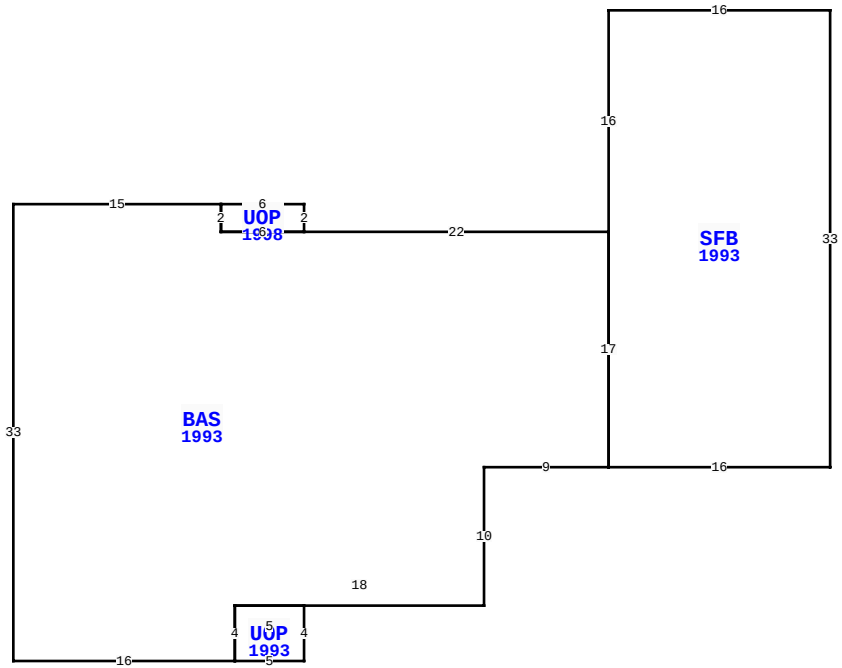
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,165 | 100 | 1993 | 1,165 | 59,740 |
| SFB | 528 | 80 | 1993 | 422 | 21,640 |
| UOP | 20 | 20 | 1993 | 4 | 205 |
| UOP | 12 | 20 | 1998 | 2 | 102 |
| TOTALS | 1,725 | | | 1,593 | 81,688 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,593 | 87.2100 | 91.57 | 145,871 | 1952 | 1952 | 0 | 0 | 0 | 44.00 | 56.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1587 HX Base Yr




1973 PINE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 81,688 |
| TOTAL MARKET OB/XF VALUE | 2,068 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 283,756 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 283,756 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 283,756 |
| TOTAL JUST VALUE | 283,756 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 211,690 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M940854 | H/AC | 0 | 12/01/1994 |
| 7206 | OTHER | 0 | 02/08/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2840/510 | 12/22/2025 | WD | Q | I | 01 | 335,000 |
| GRANTOR: SCOTT CONSTANCE | | | | | | |
| GRANTEE: ROSS WILLIAM F JR | | | | | | |
| 2627/0180 | 3/24/2023 | WD | Q | I | 02 | 257,500 |
| GRANTOR: SHEPARD JOSHUA PAUL | | | | | | |
| GRANTEE: SCOTT CONSTANCE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=1993] W16 S16 BAS=[YR=1993] W22 UOP=[YR=1998] N2 W6 S2 E6 $ W6 N2 W15 S33 E16 UOP=[YR=1993] E5 N4 W5 S4 $ N4 E18 N10 E9 N17 $ S17 E16 N33 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1960 | 1960 | 3 | 20 | 700 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 7 | 8 | 56.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 336 | |
| 6 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 156.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 312 | |
| 7 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 720 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,068

| 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 | 0 | | RSF- | 2100.00 | 129.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 2,000.00 | 2,000.00 | 200,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS