BLOCK 4 LOT 3
OCEAN CITY NORTH PORTION R/P
PBK 2/38

PINEVIEW DEVELOPMENT LLC
9900 LAMPKIN PARK DRIVE
CHARLOTTE, NC 28269

2026

00-00-31-1520-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

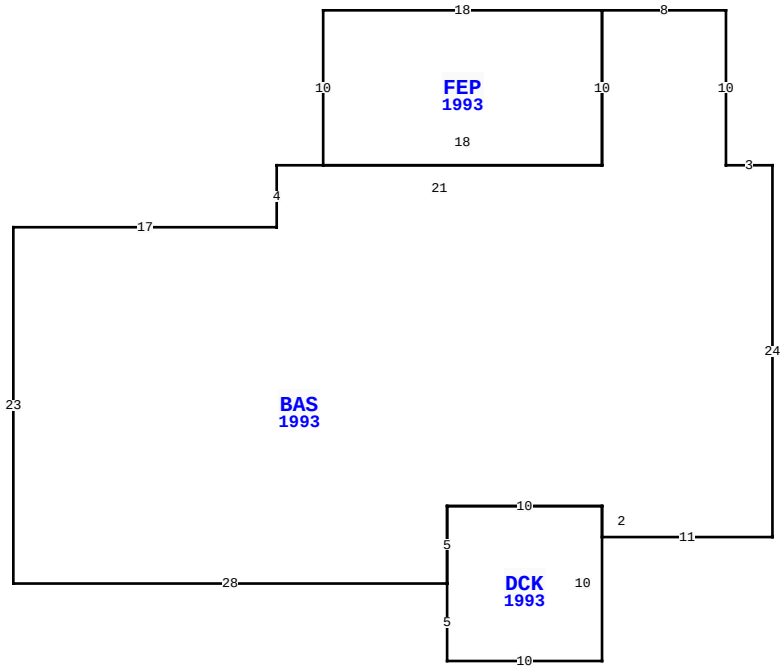
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1993	1,252	509,749
DCK	100	10	1993	10	4,071
FEP	180	80	1993	144	58,630
TOTALS	1,532			1,406	572,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	1,406	252.8552	419.74	590,154	1942	2018	0	0	0	3.00	97.00

1 SFR CUST 0% - 2023 Heated Area: 1252 HX Base Yr



523 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	602,188
TOTAL MARKET OB/XF VALUE	67,788
TOTAL LAND VALUE - MARKET	637,500
TOTAL MARKET VALUE	1,307,476
SOH/AGL Deduction	38,051
ASSESSED VALUE	1,269,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,269,425
TOTAL JUST VALUE	1,307,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,227,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150527	SWIM POOL	40,000	03/11/2015
20112075	H/AC	3,100	11/17/2011
20052043	REPAIR/RRF	5,000	06/22/2005
990874	ELEC OTHER	500	07/19/1999
990791	XFOB	500	07/06/1999
7096	REPAIR/RRF	500	06/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2570/0175	6/13/2022	WD	Q	I	01	1,475,000
GRANTOR: JOHNS DAMIEN M & DEID						
GRANTEE: PINEVIEW DEVELOPMEN						
1955/0744	12/31/2014	WD	Q	I	02	379,000
GRANTOR: LAHOOD CHARLES J & EL						
GRANTEE: JOHNS DAMIEN M & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N10 W8 FEP=[YR=1993] W18 S10 E18 N10 $ S10 W21 S4 W17 S23 E28 DCK=[YR=1993] S5E10N10 W10S5$ N5 E10 S2 E11 N24 $.

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	0940	SHEDS/PORT	0	0	4	12	48.00	SF	30.00	30.00	100	1999	1999	3	20	288	
2	0860	POOL/SPA	0	0	0	0	1.00	UT	75,000.00	75,000.00	100	2015	2015	04	90	67,500	

LAND DESCRIPTION

TOTAL OB/XF 67,788

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	0006	R-3	75.00	98.00	75.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	637,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 07/09/2026 BY SYS

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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		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

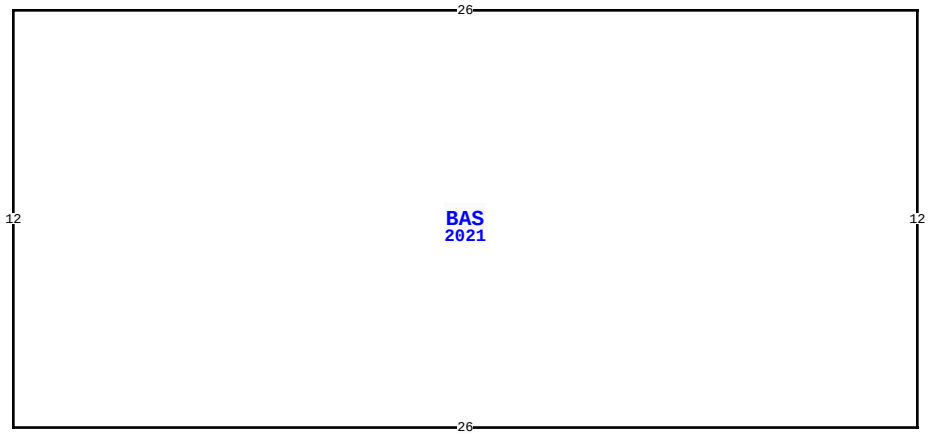
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	2021	312	29,739
TOTALS	312			312	29,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	312	183.0180	102.49	31,977	2010	2010	0	0	0	7.00	93.00

2 ACCESORY U 0% - 2023 Heated Area: 312 HX Base Yr



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1955/0744	12/31/2014	WD	Q	I	02	379,000
GRANTOR: LAHOOD CHARLES J & EL						
GRANTEE: JOHNS DAMIEN M & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S12 E26 N12$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 07/09/2026 BY SYS