BLOCK 205 LOTS 3 THRU 6
IN OR 2166/1119
CITY OF FDNA BEACH

RELF KATHLEEN D & ALAN
431 PINE TRL
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0205-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

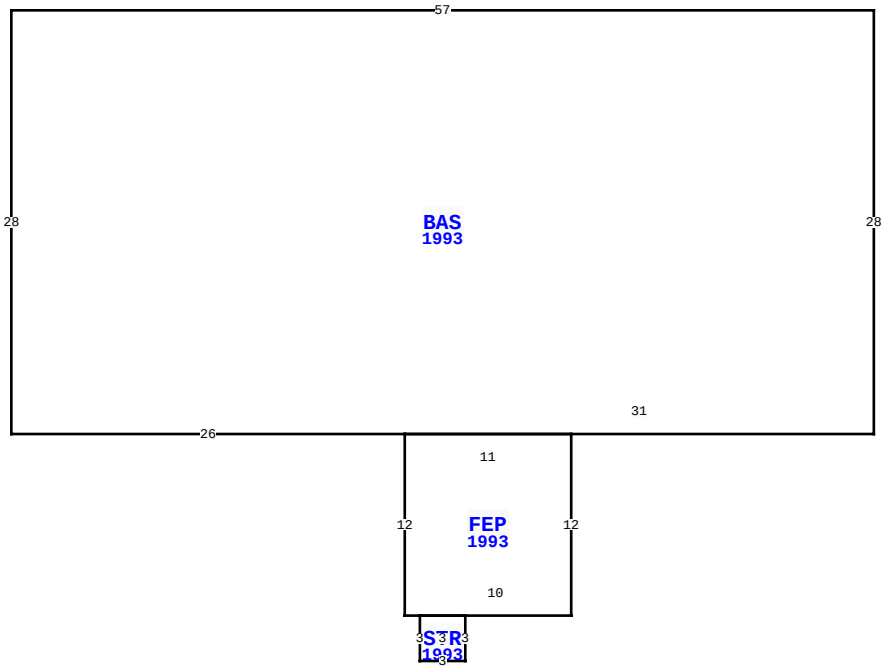
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1993	1,596	140,145
FEP	132	80	1993	106	9,308
STR	9	10	1993	1	88
TOTALS	1,737			1,703	149,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	109.5000	114.98	195,811	1974	1985	0	0	0	23.63	76.37

1 SINGLE FAM 0% - 0 Heated Area: 1596 HX Base Yr



431 PINE TRL, 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	149,541
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	390,400
TOTAL MARKET VALUE	539,941
SOH/AGL Deduction	228,995
ASSESSED VALUE	310,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,946
TOTAL JUST VALUE	539,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2166/1119	12/20/2017	WD	Q	I	01	175,000
GRANTOR: WILLIAMS WAYNE R						
GRANTEE: RELF KATHLEEN D & A						
1377/0209	12/29/2005	WD	Q	I	01	100
GRANTOR: WILLIAMS LARRY R SR &						
GRANTEE: WILLIAMS LARRY R SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S28 E26 FEP=[YR=1993] S12 E1 STR=[YR=1993] S3E3N3W3$ E10 N12 W11$ E31 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	RM	200.00	200.00	200.00	FF		1.00	1.00	0.98	2,000.00	1,952.00	390,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 390,400 Market: 0 Agricultural: 0 Common: 390,400 PRINTED 07/09/2026 BY SYS