LOT 13 & PT OF TRACT A
IN OR 1286/1506
ESMT OR 340/61

ZACHARY J PETER & HILARY
94106 LIMPKIN LANE
FERNANDINA BEACH, FL 32034

2026

37-2N-28-5000-0013-0000

BUILDING CHARACTERISTICS

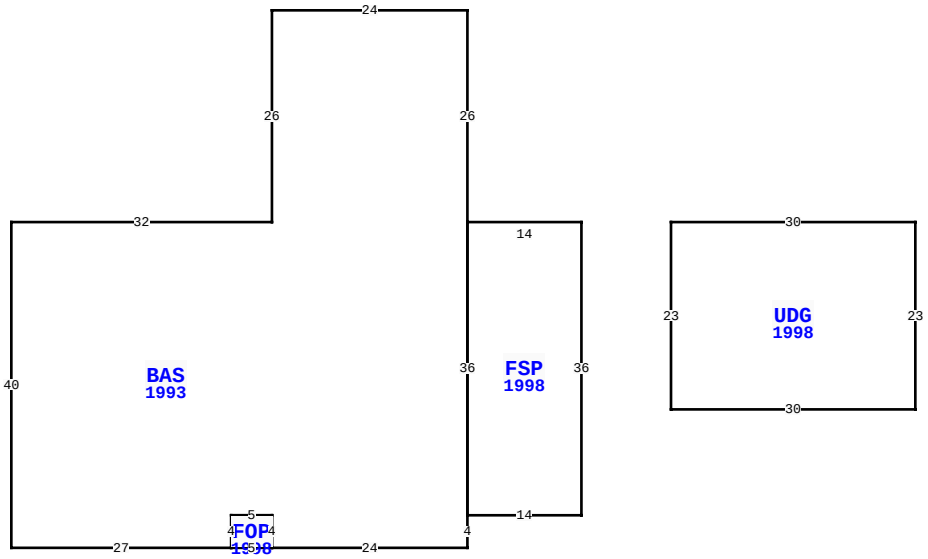
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,844	100	1993	2,844	285,737
FOP	20	30	1998	6	603
FSP	504	40	1998	202	20,295
UDG	690	55	1998	380	38,179
TOTALS	4,058			3,432	344,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,432	103.5552	143.94	494,002	1981	1981	0	0	0	30.20	69.80

1 SNGL FAM 100% - 2006 Heated Area: 2844 HX Base Yr 2006



94106 LIMPKIN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

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
5	0940	SHEDS/PORT	0	100	15	11	165.00	SF	30.00	30.00	100	1990	1990	3	20	990	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		351,169
TOTAL MARKET OB/XF VALUE		3,790
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		514,959
SOH/AGL Deduction		238,847
ASSESSED VALUE		276,112
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		224,701
TOTAL JUST VALUE		514,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1506	1/10/2005	WD	Q	I		290,500
GRANTOR: TOLAND HARRY & ELLA M						
GRANTEE: ZACHARY J PETER & H						
0847/1015	9/03/1998	WD	Q	I		189,500
GRANTOR: MCCABE ROBERT S & MAR						
GRANTEE: TOLAND HARRY & ELLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N26 W24 S26 W32 S40 E27 FOP=[YR=1998] E5 N4 W5 S4 $ N4 E5 S4 E24 N4 FSP=[YR=1998] E14 N36 W14 S36$ N36$ PTR= E25 UDG=[YR=1998] E30 S23 W30 N23 $ W25 $.

LAND DESCRIPTION

TOTAL OB/XF 3,790

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

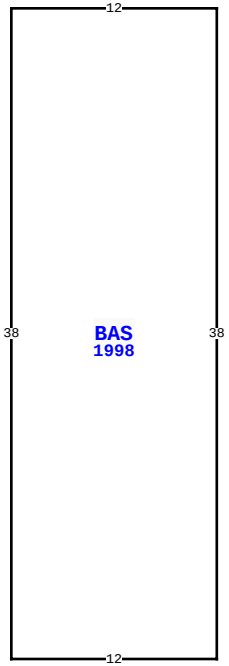
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100	1998	456	6,357
TOTALS	456			456	6,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	456	71.5000	27.88	12,713	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2006 Heated Area: 456 HX Base Yr 2006



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PREVIOUS YEAR MKT VALUE		516,363

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0847/1015	9/03/1998	WD	Q	I		189,500
GRANTOR: MCCABE ROBERT S & MAR						
GRANTEE: TOLAND HARRY & ELLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 S38 E12 N38 $.

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: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS