



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1993	1,014	90,338
FGR	375	55	2013	206	18,353
UOP	168	20	1993	34	3,029
UOP	90	20	1998	18	1,604
UST	54	45	1998	24	2,138
TOTALS	1,701			1,296	115,462

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,296	111.2800	116.84	151,425	1959	1959	0	0	23.75	76.25
1 SINGLE FAM 100% - 0 Heated Area: 1014 HX Base Yr 1978											
96090 PINE GROVE RD, FERNANDINA BEACH											

TOTAL OB/XF											
1,152											

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1,152											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		115,462	
TOTAL MARKET OB/XF VALUE		1,152	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		181,614	
SOH/AGL Deduction		126,030	
ASSESSED VALUE		55,584	
TOTAL EXEMPTION VALUE		HX HB 30,584	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		181,614	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,480	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984778	CHNGE SRVC	0	05/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0239/0197	5/09/1977	WD U	I			15,000	
GRANTOR: GUEST JAMES L & DONNA							
GRANTEE: LYLE JESSE & BARBAR							
0135/0625	11/20/1972	WD U	I	11		5,500	
GRANTOR: HOFFMAN GEORGE A & SA							
GRANTEE: PRUDENTIAL ENTERPRI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1998] W6 UOP=[YR=1998] W10 S9 BAS=[YR=1993] W23 S1 FGR=[YR=2013] W15 S25 E15 N25\$ S25 E10 UOP=[YR=1993] S8 E21 N8 W21\$ E29 N26 W16\$ E10 N9\$ S9 E6 N9\$.											