PT OF WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1609/979

CASTLE LYNNE H TRUST/CASTLE LYNNE H TRUSTEE
96108 PINE GROVE RD
FERNANDINA BEACH, FL 32035

2026

40-2N-28-0000-0057-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

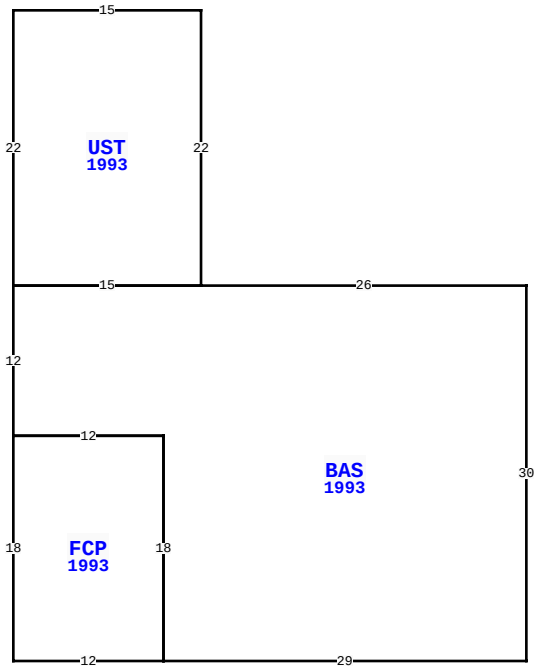
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1993	1,014	102,795
FCP	216	25	1993	54	5,474
UST	330	45	1993	148	15,004
TOTALS	1,560			1,216	123,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,216	120.6810	126.72	154,092	1963	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 0 Heated Area: 1014 HX Base Yr 2002



96108 PINE GROVE RD, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/09/2025 MLU | AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	123,274
TOTAL MARKET OB/XF VALUE	15,974
TOTAL LAND VALUE - MARKET	116,400
TOTAL MARKET VALUE	255,648
SOH/AGL Deduction	193,166
ASSESSED VALUE	62,482
TOTAL EXEMPTION VALUE	HX HB WX 42,482
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	255,648
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226548	REPAIR/RRF	3,166	10/01/2012
B25330	R/R	1,974	11/01/2011
M13542	MECH OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1609/0979	3/04/2009	WD	U	I	11	100
GRANTOR: CASTLE LYNNE H						
GRANTEE: CASTLE LYNNE H TRUS						
1024/1085	12/12/2001	WD	Q	I	06	100
GRANTOR: WILLIAMS LYNNE H HACK						
GRANTEE: CASTLE LYNNE H TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UST=[YR=1993] N22 W15 S22 E15$ W15 S12
FCP=[YR=1993] S18 E12 N18 W12$ E12 S18 E29 N30$.

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	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1994	1994	3	64	15,974	

LAND DESCRIPTION

TOTAL OB/XF 15,974

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-2	93.00	450.00	0.97	AC		1.00	1.00	1.20	100,000.00	120,000.00	116,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.97 Total Land Value: 116,400 Market: 0 Agricultural: 0 Common: 116,400 PRINTED 07/09/2026 BY SYS