

HURST WILLIAM & DIANA
96136 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

42-2N-27-4613-0008-0100

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

1205130304020100100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040200MOBILE HOME044048.00

AREATOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS960100199396089,042
BAS384100201038435,617
FOP96302010292,690
FOP192302010585,380

TOTALS1,6321,431132,728

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0820021,431

TOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

136.4000115.94165,9101991

EYBECONFNCTNORM% COND

20170020.0080.00

Heated Area: 1344HX Base Yr

FOP 2010BAS 2010BAS 1993FOP 2010

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

132,7282,60090,000225,3283,561221,7670221,767225,3280220,528

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2475/11316/28/2021WD U I I 11100

GRANTOR: FREEMAN CYNTHIA & BRO

GRANTEE: HURST WILLIAM & DIA

2475/00246/28/2021WD Q I I 02195,000

GRANTOR: FREEMAN CYNTHIA & BRO

GRANTEE: HURST WILLIAM & DIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W32 FOP=[YR=2010] W8 S12 BAS=[YR=1993] S24 E4 FOP=[YR=2010] S8 E24 N8 W24 \$ E36 N24 W40 \$ E8 N12 \$ S12 E32 N12 \$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT D TDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006OR0.000.001.00LT1.001.001.0090,000.0090,000.0090,000

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/09/2026 BY SYS