

LOT 29
IN OR 830 PG 594
PINEY ISLAND II PB 4/97

DANIEL LUKE S
96129 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1,175	135,263
DCK	622	10	62	7,137
FOP	130	30	39	4,489
FUS	600	100	600	69,071
FUS	480	100	480	55,257
UOP	77	20	15	1,727
UOP	40	20	8	921
UOP	42	20	8	921
UST	560	45	252	29,009

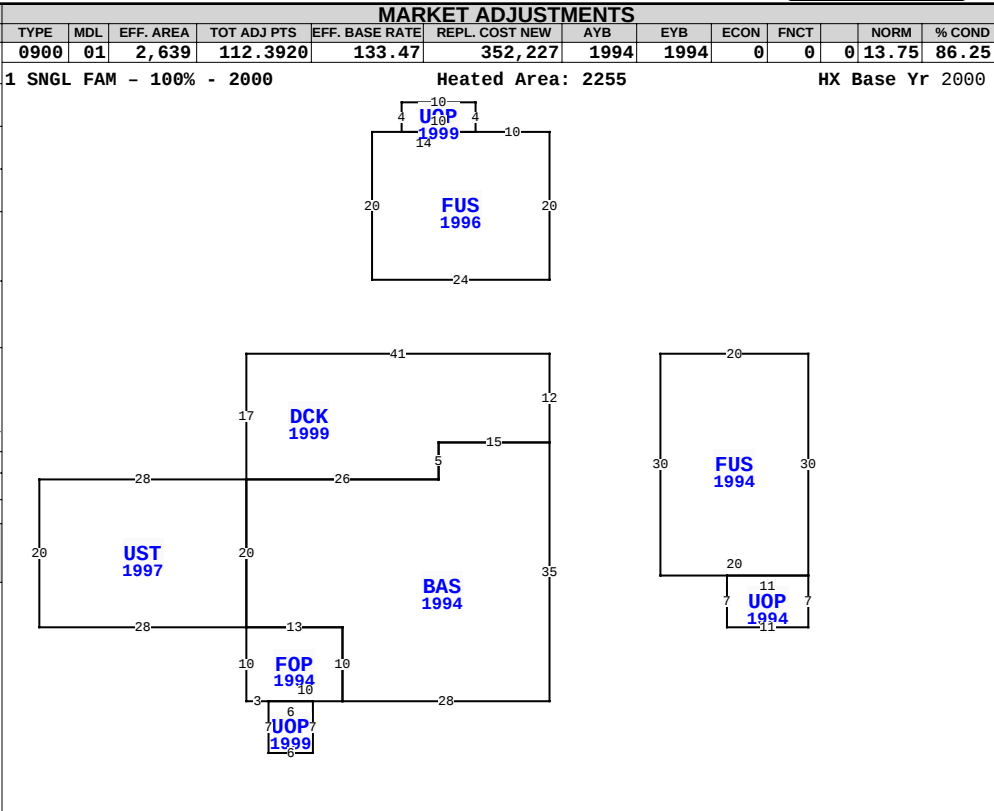
TOTALS 3,726 2,639 303,796

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
3	1242	WD DECK A	0	100	0	0	1,454.00	SF	10.00	10.00	100	1994	1994	3	20	2,908	
5	0810	CONCRETE A	0	100	20	30	600.00	SF	6.50	6.50	100	1996	1996	3	73	2,847	
6	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1999	1999	3	79	411	
8	0810	CONCRETE A	0	100	0	0	904.00	SF	6.50	6.50	100	1998	1998	3	77	4,525	
9	0940	SHEDS/PORT	0	100	10	20	200.00	SF	15.00	15.00	100	2001	2001	3	20	600	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



96129 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/23/2023 MLU

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
3	1242	WD DECK A	0	100	0	0	1,454.00	SF	10.00	10.00	100	1994	1994	3	20	2,908	
5	0810	CONCRETE A	0	100	20	30	600.00	SF	6.50	6.50	100	1996	1996	3	73	2,847	
6	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1999	1999	3	79	411	
8	0810	CONCRETE A	0	100	0	0	904.00	SF	6.50	6.50	100	1998	1998	3	77	4,525	
9	0940	SHEDS/PORT	0	100	10	20	200.00	SF	15.00	15.00	100	2001	2001	3	20	600	

TOTAL OB/XF 13,986

NASSAU COUNTY PROPERTY					PAGE 1 of 1		7	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 7				Tax Dist:				
BUILDING MARKET VALUE				303,796				
TOTAL MARKET OB/XF VALUE				13,986				
TOTAL LAND VALUE - MARKET				125,000				
TOTAL MARKET VALUE				442,782				
SOH/AGL Deduction				230,860				
ASSESSED VALUE				211,922				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				161,922				
TOTAL JUST VALUE				442,782				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				328,452				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
B18686		REMODEL		1,707		10/01/2006		
94-0577		NEW CONSTR		62,000		10/01/1993		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0830/0594		4/17/1998		WD	Q	I		130,000
GRANTOR: MILLIKEN PAULA								
GRANTEE: DANIEL LUKE S								
0697/1089		2/01/1994		WD	Q	V		19,500
GRANTOR: PINEY ISLAND PARTNERS								
GRANTEE: MILLIKEN PAULA								
BUILDING NOTES								
BUILDING DIMENSIONS								
DCK=[YR=1999] W41 S17 UST=[YR=1997] W28 S20 E28 FOP=[YR=1994] S10 E3 UOP=[YR=1999] S7 E6 N7 W6 \$ E10 BAS=[YR=1994] E28 N35 W15 S5 W26 S20 E13 S10 \$ N10 W13 \$ N20 \$ E26 N5 E15 N12 \$ PTR=E15 FUS=[YR=1994] E20 S30 UOP=[YR=1994] S7 W11 N7 E11\$ W20N30\$ W15\$ PTR=N10 FUS=[YR=1996] N20 W10 UOP=[YR=1999] N4 W10 S4 E10 \$ W14 S20 E24 \$ S10 \$.								