PT TRACT A IN OR 1981/1708
(EX PT IN OR 1671/1590)
PINEY ISLAND PBK 4/63

MARTIN CHANDLER A &/GONZALEZ LAURA
95042 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

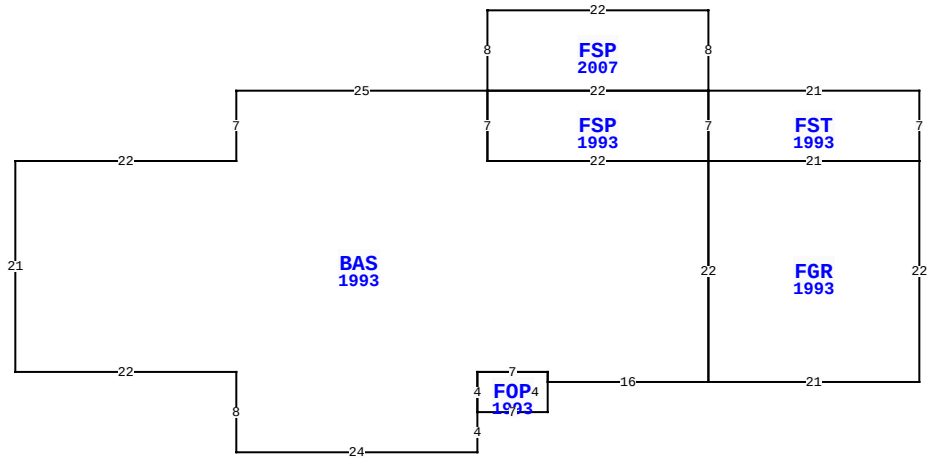
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100	1,832	203,868
FGR	462	55	254	28,266
FOP	28	30	8	890
FSP	154	40	62	6,899
FSP	176	40	70	7,789
FST	147	55	81	9,014
TOTALS	2,799		2,307	256,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,307	110.2500	130.92	302,032	1990	1990	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2016 Heated Area: 1832 HX Base Yr 2016



95042 PINEY ISLAND CT, FERNANDINA BEACH

BLD DATE	04/11/2008 RK	LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		256,727
TOTAL MARKET OB/XF VALUE		6,887
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		388,614
SOH/AGL Deduction		246,852
ASSESSED VALUE		141,762
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,762
TOTAL JUST VALUE		388,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800505	H/AC	0	01/01/2018
B1702138	REPAIR/RRF	13,000	04/01/2017
6296	NEW CONSTR	75,876	02/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/1708	5/26/2015	WD	Q	I	01	241,000
GRANTOR: DUNBAR BRIAN						
GRANTEE: MARTIN CHANDLER A &						
1373/0168	12/12/2005	WD	U	I	20	324,000
GRANTOR: SAUNDERS ORVILLE JR &						
GRANTEE: DUNBAR BRIAN						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,789.00	SF	4.00	4.00	100	1990	1990	3	62	4,437	

BUILDING DIMENSIONS

FST=[YR=1993] W21FSP=[YR=2007] N8 W22 S8 E22$ FSP=[YR=1993] W22 BAS=[YR=1993] W25 S7 W22 S21 E22 S8 E24 N4 FOP=[YR=1993] E7 N4 W7 S4 $ N4 E7 S1 E16 FGR=[YR=1993] E21 N22 W21 S22 $ N22 W22 N7 $ S7 E22 N7 $ S7 E21 N7 $.

LAND DESCRIPTION

TOTAL OB/XF 6,887

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 06/14/2019 BY KWX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS