LOT 41 & PT OF TRACT A &
PARCEL 41-1
IN OR 2621/768

DUNN DAVID DURAN/STRAUB MARGARET LOUISE
96155 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

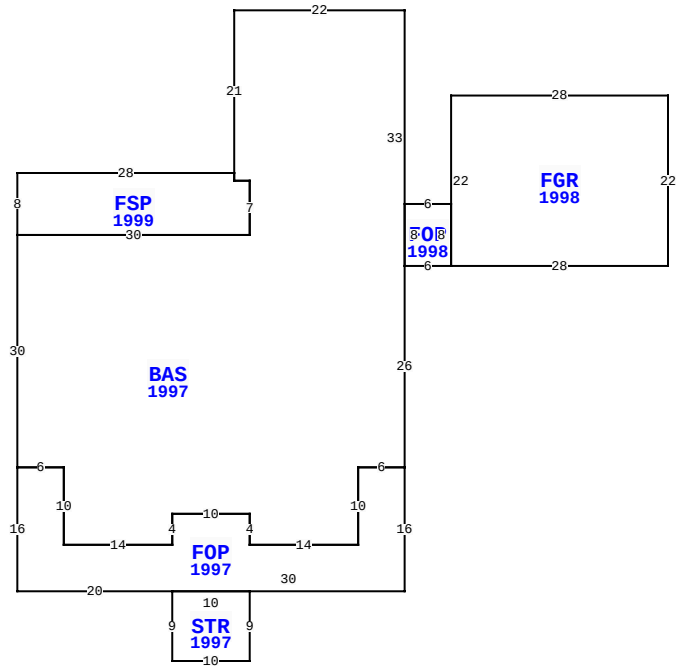
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100	2,464	316,229
FGR	616	55	339	43,507
FOP	460	30	138	17,711
FOP	48	30	14	1,796
FSP	238	40	95	12,192
STR	90	10	9	1,155
TOTALS	3,916		3,059	392,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,059	120.0830	142.60	436,213	1997	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 0 Heated Area: 2464 HX Base Yr



96155 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		419,557
TOTAL MARKET OB/XF VALUE		54,758
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		899,315
SOH/AGL Deduction		205,512
ASSESSED VALUE		693,803
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		643,803
TOTAL JUST VALUE		899,315
NCON VALUE		33,010
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2117036	GARAGE	92,984	12/09/2021
R2108111	ROOF	18,000	06/21/2021
B260119	ADDITION	6,705	05/01/2012
984750	GARAGE	15,400	05/01/1998
963083	NEW CONSTR	100,612	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0768	2/24/2023	WD	Q	I	01	1,150,000
GRANTOR: STANDERWICK DAVID & M						
GRANTEE: DUNN DAVID DURAN &						
2461/1511	5/13/2021	WD	Q	I	01	805,000
GRANTOR: BEAN MARK A & SHERRY						
GRANTEE: STANDERWICK DAVID &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 S21 FSP=[YR=1999] W28 S8 E30 N7 W2 N1$ S1 E2 S7 W30 S30 FOP=[YR=1997] S16 E20 STR=[YR=1997] S9 E10 N9 W10$ E30 N16 W6 S10 W14 N4 W10 S4 W14 N10 W6$ E6 S10 E14 N4 E10 S4 E14N10 E6 N26 FOP=[YR=1998] E6 FGR=[YR=1998] E28 N22 W28 S22$ N8 W6 S8$ N33$.

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	1997	1997	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	696.00	SF	6.50	6.50	100	1997	1997	3	75	3,393	
3	0812	CONCRETE C	0	100	0	0	5,704.00	SF	4.00	4.00	100	1998	1998	3	77	17,568	
4	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1998	1998	3	20	64	
5	0300	BOAT DCK W	0	100	0	0	496.00	SF	40.00	40.00	100	2010	2010	3	64	12,698	
6	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	2010	2010	3	50	360	
7	0303	FLT DOCK W	0	100	10	16	160.00	SF	26.00	26.00	100	2010	2010	3	64	2,662	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	1,000	
9	0350	CARPORT WD	0	100	24	15	360.00	SF	13.00	13.00	100	2012	2012	3	60	2,808	
10	0681	POLE SHED	0	100	11	12	132.00	SF	15.00	15.00	100	2012	2012	3	71	1,406	

TOTAL OB/XF 44,794

LAND DESCRIPTION

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	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							

REVIEW DATE 08/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS

LOT 41 & PT OF TRACT A &
PARCEL 41-1
IN OR 2621/768

DUNN DAVID DURAN/STRAUB MARGARET LOUISE
96155 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

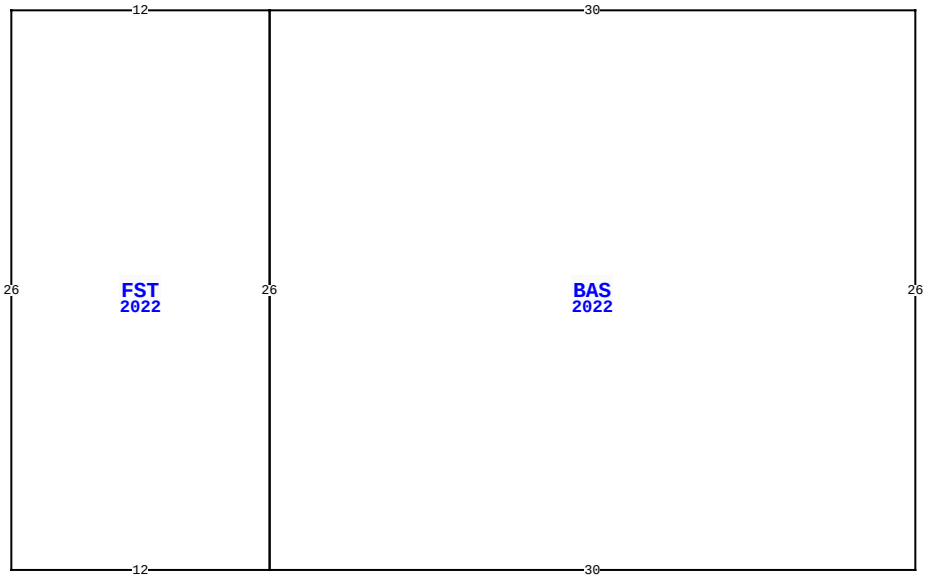
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	780	100	780	22,093
FST	312	55	172	4,872
TOTALS	1,092		952	26,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	952	81.7344	28.61	27,237	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 0 Heated Area: 780 HX Base Yr



96155 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		419,557
TOTAL MARKET OB/XF VALUE		54,758
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		899,315
SOH/AGL Deduction		205,512
ASSESSED VALUE		693,803
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		643,803
TOTAL JUST VALUE		899,315
NCON VALUE		33,010
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0768	2/24/2023	WD	Q	I	01	1,150,000
GRANTOR: STANDERWICK DAVID & M						
GRANTEE: DUNN DAVID DURAN &						
2461/1511	5/13/2021	WD	Q	I	01	805,000
GRANTOR: BEAN MARK A & SHERRY						
GRANTEE: STANDERWICK DAVID &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 FST=[YR=2022] W12 S26 E12 N26$ S26 E30 N26$.

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
11	0855	CONC PAVER	0	100	25	22	550.00	SF	7.50	7.50	100	2013	2013	3	95	3,919	
12	0810	CONCRETE A	0	100	0	0	930.00	SF	6.50	6.50	100	2022	2022	3	100	6,045	

LAND DESCRIPTION

TOTAL OB/XF 9,964

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

REVIEW DATE 08/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS