



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	183,037
FEP	216	80	173	18,136
FGR	588	55	323	33,861
FOP	40	30	12	1,258

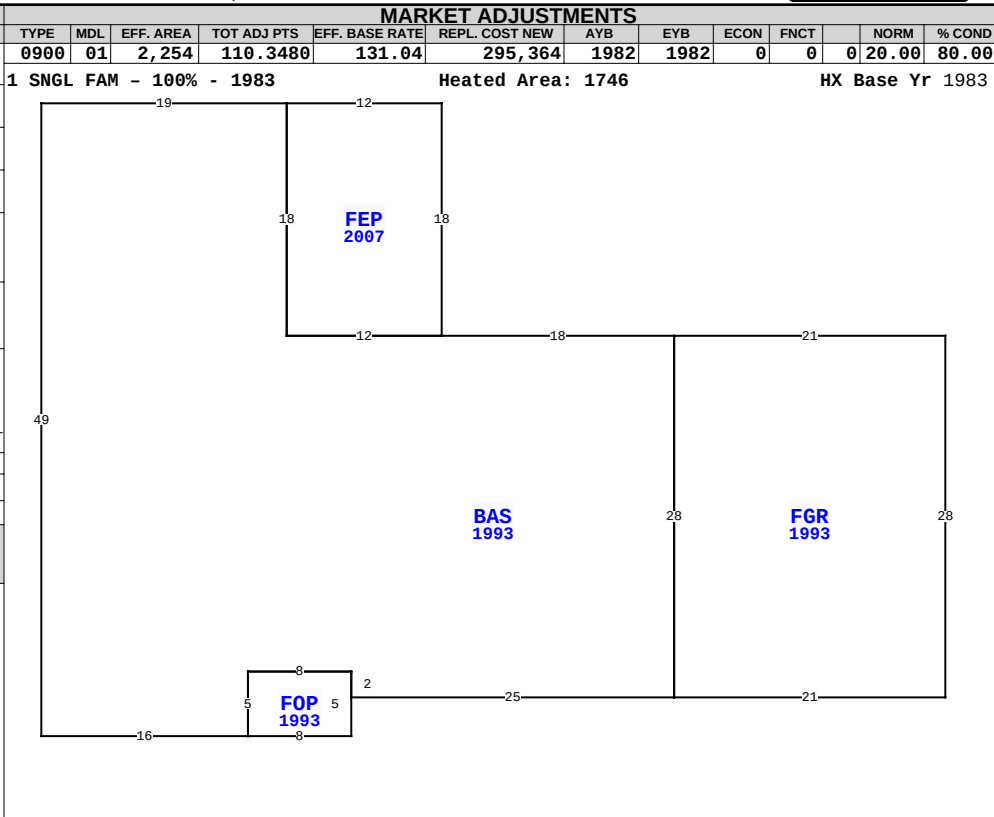
TOTALS	2,590	2,254	236,291
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EXTRA FEATURES

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	1981	1981	3	51.5	1,803	
2	0810	CONCRETE A	0 100	0	0	490.00	SF	6.50	6.50	100	1981	1981	3	38	1,210	
3	0810	CONCRETE A	0 100	0	0	2,594.00	SF	6.50	6.50	100	1983	1983	3	44	7,419	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

96159 PINEY ISLAND DR, FERNANDINA BEACH

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	1981	1981	3	51.5	1,803	
2	0810	CONCRETE A	0 100	0	0	490.00	SF	6.50	6.50	100	1981	1981	3	38	1,210	
3	0810	CONCRETE A	0 100	0	0	2,594.00	SF	6.50	6.50	100	1983	1983	3	44	7,419	

TOTAL OB/XF 10,432

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	236,291
TOTAL MARKET OB/XF VALUE	10,432
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	671,723
SOH/AGL Deduction	515,713
ASSESSED VALUE	156,010
TOTAL EXEMPTION VALUE	100,000
BASE TAXABLE VALUE	56,010
TOTAL JUST VALUE	671,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	503,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0346/0177	10/01/1981	WD	Q	V		10,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W21 BAS=[YR=1993] W18 FEP=[YR=2007] N18 W12 S18 E12\$ W12 N18 W19 S49 E16 FOP=[YR=1993] E8 N5 W8 S5\$ N5 E8 S2 E25 N28\$ S28 E21 N28\$.