

LOT 43 PT OF TRACT A
IN OR 1617/1208
PINEY ISLAND PB 4/63 & 64

HENKEL BRUCE B & ELIZABETH A
96167 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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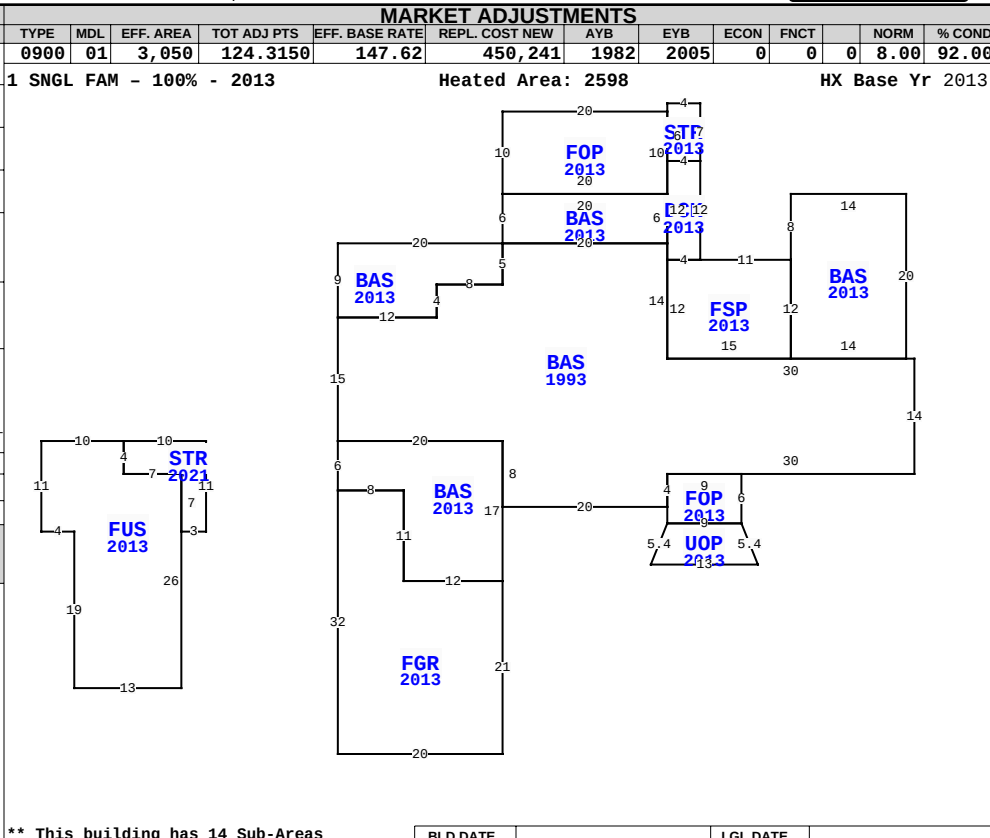
NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	189,048
BAS	120	100	120	16,297
BAS	148	100	148	20,100
BAS	252	100	252	34,224
BAS	280	100	280	38,027
DCK	48	10	5	679
FGR	508	55	279	37,891
FOP	54	30	16	2,173
FOP	200	30	60	8,148
FSP	180	40	72	9,779
TOTALS	3,732		3,050	414,222

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1982	1982	3	54	1,890	
2	0812	CONCRETE C	0 100	0	0	3,600.00	SF	4.00	4.00	100	2000	2000	3	80	11,520	
3	0300	BOAT DCK W	0 100	0	0	580.00	SF	40.00	40.00	100	2005	2005	3	44	10,208	
4	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	86	1,978	
5	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2018	2018	3	86	1,720	
6	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	2018	2018	3	90	4,680	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C



96167 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/24/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			31,996
L N	USE CODE	CLS	LAND VALUE
1	000130	C	425,000.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE	414,222			
TOTAL MARKET OB/XF VALUE	31,996			
TOTAL LAND VALUE - MARKET	425,000			
TOTAL MARKET VALUE	871,218			
SOH/AGL Deduction	539,102			
ASSESSED VALUE	332,116			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	282,116			
TOTAL JUST VALUE	871,218			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	651,713			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318309	H/AC	0	05/24/2013
B1326879	ADDITION	282,947	02/01/2013

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1617/1208	4/30/2009	WD Q I 01
GRANTOR: TURNER CHARLES B & TH		
GRANTEE: HENKEL BRUCE B & EL		
1242/0850	6/30/2004	WD Q I
GRANTOR: HOLLAND V BURNELL & B		
GRANTEE: TURNER CHARLES B &		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2013]	W14 S8 FSP=[YR=2013]	W11 DCK=[YR=2013] N12
STR=[YR=2013]	N7 W4 S1 FOP=[YR=2013]	W20 S10 BAS=[YR=2013]
S6 BAS=[YR=2013]	W20 S9 BAS=[YR=1993]	S15 BAS=[YR=2013] S6
FGR=[YR=2013]	S32 E20 N21 W12 N11 W8 \$ E8 S11 E12 N17 W20 \$	E20 S8 E20 FOP=[YR=2013] S2 UOP=[YR=2013] D5 L2 E13 U5 L2
W9 \$ E9 N6 W9 S4 \$ N4 E30 N14 W30 N14 W20 S5 W8 S4 W12 \$ E12	N4 E8 N5\$ E20 N6 W20 \$ E20 N10 \$ S6 E4 \$ W4 S12 E4 \$ W4 S12	E15 N12 \$ S12 E14 N20 \$ PTR= W85 S30 STR=[YR=2021] W10
FUS=[YR=2013]	W10 S11 E4 S19 E13 N26 W7 N4\$ S4 E7 S7 E3 N11\$	N30 E85\$.