

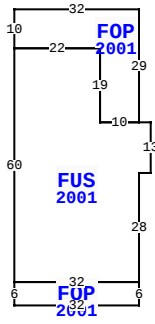
LOT 44 & PT OF TRACT A
IN OR 1746/1711
CONSERVATION ESMT OR 820/1153

DELLER CLETUS L & BETH E LIVING TRUST/DELLER CLETU
96173 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0044-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2											
Exterior Wall	31	HARDIE BRD 100			0500	11	4,933	137.1322	195.41	963,958	2001	2001	0	0	0	10.25	89.75	VALUATION SUMMARY											
Roof Structure	03	GABLE/HIP 100			1 SFR CUST - 100% - 2012										Heated Area: 3538					HX Base Yr 2012					STANDARD				
Roof Cover	13	STAND SEAM 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 90																											
Interior Floor	11	CLAY TILE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units	0	0 100																											
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	1,769	100	1,769	310,248																									
FGR	1,769	55	973	170,645																									
FOP	192	30	58	10,172																									
FOP	192	30	58	10,172																									
FOP	510	30	153	26,833																									
FOP	510	30	153	26,833																									
FUS	1,769	100	1,769	310,248																									
TOTALS		6,711	4,933	865,152																									
EXTRA FEATURES					96173 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	0812	CONCRETE C	0 100	0	0	3,600.00	SF	4.00	4.00	100	2001	2001	3	82	11,808														
2	0920	CWALL-WD/M	0 100	0	0	277.00	LF	390.00	390.00	100	2001	2001	3	20	21,606														
3	0861	POOL GUNIT	0 100	0	0	560.00	SF	170.00	170.00	100	2001	2001	3	29	27,608														
4	0885	WATERSCAPE	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2001	2001	3	100	3,000														
5	0830	FLAGSTONE	0 100	0	0	506.00	SF	12.00	12.00	100	2001	2001	3	82	4,979														
6	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	6,020														
7	0940	SHEDS/PORT	0 100	0	0	54.00	SF	30.00	30.00	100	2001	2001	3	20	324														
8	0300	BOAT DCK W	0 100	0	0	2,560.00	SF	40.00	40.00	100	2010	2010	3	64	65,536														
9	0350	CARPORT WD	0 100	24	14	336.00	SF	13.00	13.00	100	2001	2001	3	20	874														
10	0303	FLT DOCK W	0 100	10	20	200.00	SF	26.00	26.00	100	2002	2002	3	32	1,664														
LAND DESCRIPTION					TOTAL OB/XF 143,419																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.50	425,000.00	637,500.00	637,500												

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