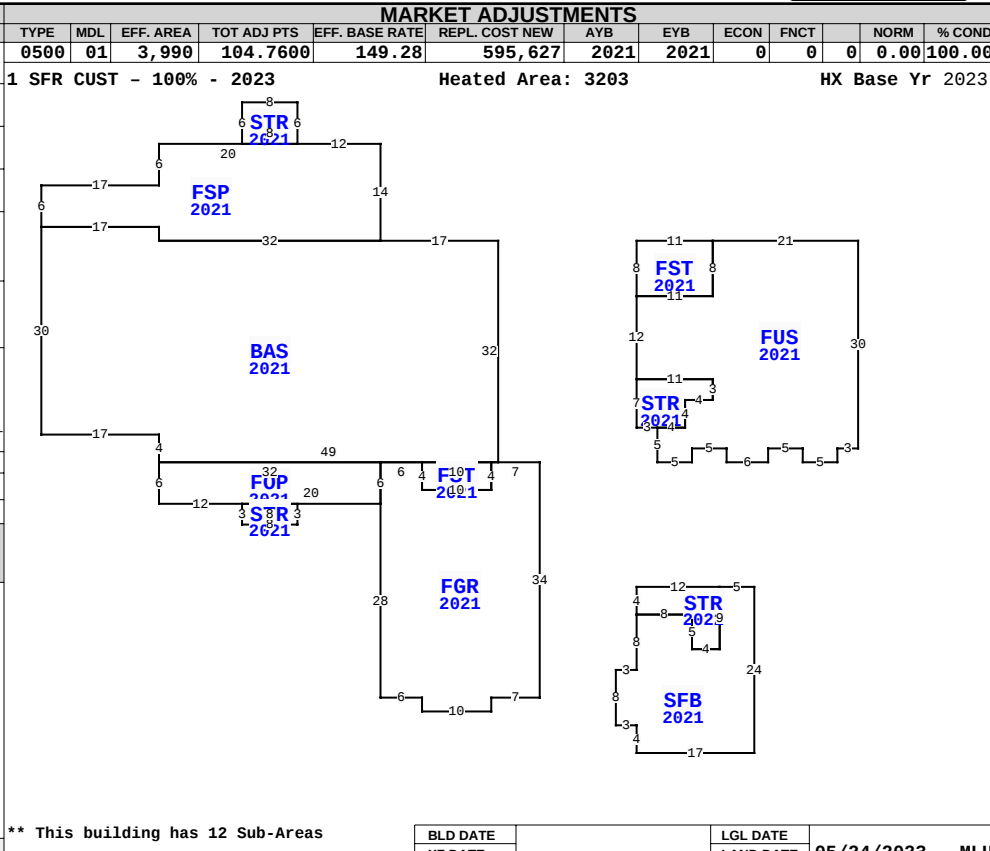




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,078	100	2,078	310,204
FGR	762	55	419	62,548
FOP	192	30	58	8,658
FSP	550	40	220	32,842
FST	40	55	22	3,284
FST	88	55	48	7,165
FUS	834	100	834	124,500
SFB	364	80	291	43,440
STR	24	10	2	299
STR	48	10	5	746
TOTALS	5,109		3,990	595,627



96150 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
3	0855	CONC PAVER	0 100	0	0	2,076.00	SF	10.00	10.00	100	2021	2021	3	100	20,760	

LAND DESCRIPTION										TOTAL OB/XF							26,260		
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	L VA		
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	:		
REVIEW DATE		01/11/2022		BY	KW		Total Acres: 0.00		Total Land Value: 175,000				Market: 0			Agricultural: 0			

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE		595,627
TOTAL MARKET OB/XF VALUE		26,260
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		796,887
SOH/AGL Deduction		0
ASSESSED VALUE		796,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		746,887
TOTAL JUST VALUE		796,887
NCON VALUE		1,485
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007129	POOL		06/02/2023
C203190	CO ISSUED	0	05/24/2021
B203190	NEW CONSTR	410,794	04/29/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2354/0030	4/14/2020	WD U	V		30
GRANTOR: RAINES LEWIS DONALD &					
GRANTEE: RAINES CRYSTAL B &					
2352/1260	4/07/2020	WD U	V	11	100
GRANTOR: SOPHER TERRY R JR & C					
GRANTEE: RAINES LEWIS D & NA					

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2021] W17 FSP=[YR=2021] N14 W12 STR=[YR=2021] N6 W8 S6 E8 W20 S6 W17 S6 E17 S2 E32\$ W32 N2 W17 S30 E17 S4 FOP=[YR=2021] S6 E12 STR=[YR=2021] S3 E8 N3 W8\$ E20 FGR=[YR=2021] S28 E6 S2 E10 N2 E7 N34 W7 FST=[YR=2021] W10 S4 E10 N4\$ S4 W10 N4 W6 S6\$ N6 W32\$ E49 N32\$ PTR= E20 FST=[YR=2021] E11 FUS=[YR=2021] E21 S30 W3 S2 W5 N2 W5 S2 W6 N2 W5 S2 W5 N5 STR=[YR=2021] W3 N7 E11 S3 W4 S4 W4 \$ E4 N4 E4 N3 W11 N12 E11 N8\$ S8 W11 N8\$ W20\$ PTR= S50 E20 STR=[YR=2022] E12 SFB=[YR=2021] E5 S24 W17 N4 W3 N8 E3 N8 E8 S5 E4 N9 \$ S9 W4 N5 W8 N4\$ W20 N50\$.	