

LOT 49
IN OR 2027/962
PINEY ISLAND II PB 4/97

BROWN MICHAEL A & ROBIN M
96140 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0049-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structur	08
Roof Cover	12
Interior Wall	05
Interior Floo	11
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Frame	02
Stories	2.
Units	0
BUD\$ Adjustme	04
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	904	100	904	110,016
FOP	476	30	143	17,403
FUS	880	100	880	107,095
SFB	240	80	192	23,366

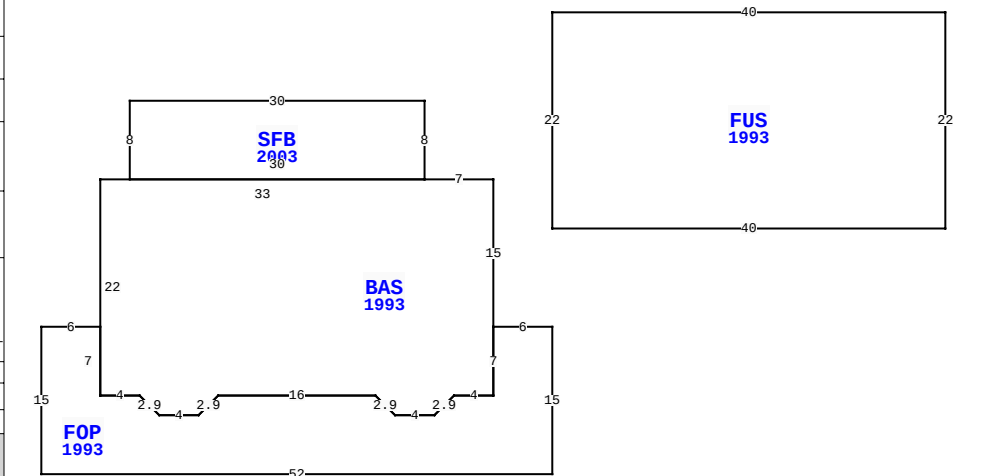
TOTALS	2,500	2,119	257,879
--------	-------	-------	---------

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	2,000.00	100	1988	1988	3	66	1,320	
2	0803	ASPHALT C	0	100	0	0		1,950.00	SF 1.50	100	1988	1988	3	50	1,463	
3	0825	BRICK	0	100	0	0		44.00	SF 12.50	100	1988	1988	3	85	468	
4	0820	WOOD WALK	0	100	0	0		243.00	SF 11.75	100	2001	2001	3	40	1,142	
6	1241	WD DECK G	0	100	0	0		258.00	UT 11.50	100	2003	2003	3	36	1,068	
7	0510	GARAGE WD-	0	100	20	25		500.00	SF 35.00	100	2003	2003	3	36	6,300	
8	0811	CONCRETE B	0	100	0	0		660.00	SF 5.20	100	2003	2003	3	84	2,883	

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	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	175,000							

REVIEW DATE 03/23/2022 BY KWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,119	115.1500	136.74	289,752	1988	2000	0	0	0	11.00	89.00
1 SNGL FAM - 100% - 2017 Heated Area: 1976 HX Base Yr 2017												



96140 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/24/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE			257,879
TOTAL MARKET OB/XF VALUE			14,644
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			447,523
SOH/AGL Deduction			155,729
ASSESSED VALUE			291,794
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			241,794
TOTAL JUST VALUE			447,523
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363740	GARAGE	17,500	06/02/2003
B0310840	XFOB	25,000	01/01/2003
4504	NEW CONSTR	57,362	11/16/1987
4665	NEW CONSTR	0	11/16/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2027/0962	1/29/2016	WD	U	I	38
GRANTOR: PIPES RICHARD C & ELI					SALE PRICE
GRANTEE: BROWN MICHAEL A & R					250,600
1246/0674					305,000
7/16/2004					
WD Q I					
GRANTOR: ST CHARLES FRANK & PE					
GRANTEE: PIPES RICHARD C & E					

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=1993] W6 BAS=[YR=1993] N15 W7 SFB=[YR=2003] N8 W30 S8 E30\$ W33 S22 E4 D2 R2 E4 U2 R2 E16 D2 R2 E4 U2 R2 E4 N7\$ S7 W4 L2 D2 W4 U2 L2 W16 D2 L2 W4 U2 L2 W4 N7 W6 S15 E52 N15\$ PTR=N10 FUS=[YR=1993] N22 E40 S22 W40\$ S10\$.	