LOT 50
IN OR 1312/1233
PINEY ISLAND II PB 4/97

HURST WILLIAM P & DIANA L
96136 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0050-0000

BUILDING CHARACTERISTICS

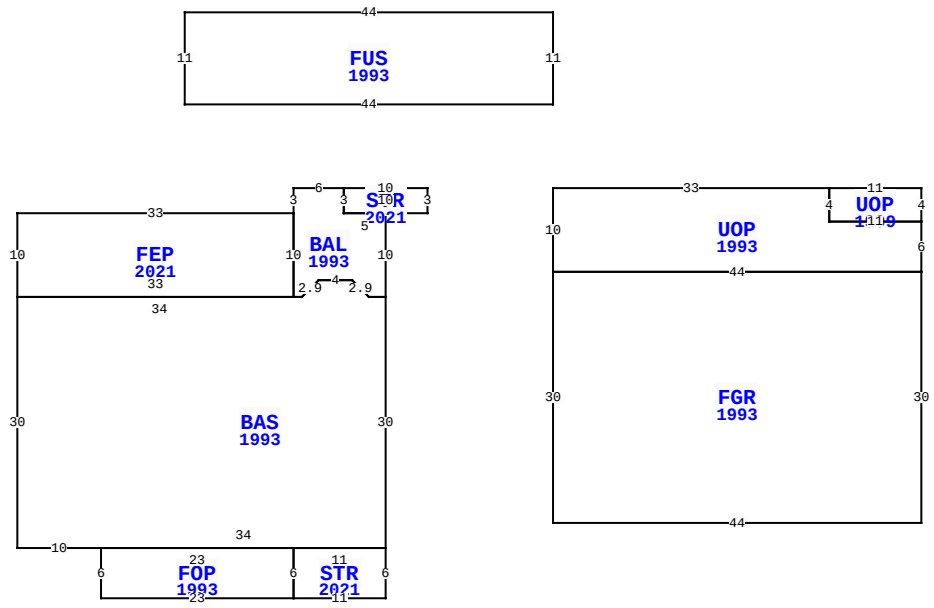
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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
BAL	116	15	17	1,817
BAS	1,332	100	1,332	142,349
FEP	330	80	264	28,213
FGR	1,320	55	726	77,587
FOP	138	30	41	4,382
FUS	484	100	484	51,725
STR	30	10	3	321
STR	66	10	7	748
UOP	396	20	79	8,443
UOP	44	20	9	962
TOTALS	4,256		2,962	316,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,962	105.7500	125.58	371,968	1991	1991	0	0	0	14.90	85.10

1 SNGL FAM – 100% - 2006 Heated Area: 1816 HX Base Yr 2006



96136 PINEY ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		316,545
TOTAL MARKET OB/XF VALUE		3,284
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		494,829
SOH/AGL Deduction		215,572
ASSESSED VALUE		279,257
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,257
TOTAL JUST VALUE		494,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702652	REPAIR/RRF	14,000	04/01/2017
4127	NEW CONSTR	4,095	11/15/1990
6730	NEW CONSTR	97,900	09/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/1233	4/26/2005	WD	Q	I		450,000
GRANTOR: JACKSON CHRIS & ASHLE						
GRANTEE: HURST WILLIAM P & D						
1238/1478	6/17/2004	WD	Q	I		325,000
GRANTOR: MCCARROLL MICHAEL						
GRANTEE: JACKSON CHRIS & ASH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] E33 UOP=[YR=1999] E11 S4 W11 N4$ S4E11 S6
FGR=[YR=1993] S30 W44 N30 E44$ W44 N10$ PTR= W15
STR=[YR=2021] W10 BAL=[YR=1993] W6 S3 FEP=[YR=2021] W33
S10 BAS=[YR=1993] S30 E10 FOP=[YR=1993] S6 E23
STR=[YR=2021] E11 N6 W11 S6$ N6 W23$ E34 N30 W2 U2 L2 W4
D2 L2 W34$ E33 N10$ S10 E1 U2 R2 E4 D2 R2 E2 N10 W5 N3$
S3 E10 N3$ E15 PTR=N10 FUS=[YR=1993] N11 W44 S11 E44$ S10$.

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	0812	CONCRETE C	0	100	0	0	1,283.00	SF	4.00	4.00	100	1991	1991	3	64	3,284	

LAND DESCRIPTION

TOTAL OB/XF 3,284

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	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