LOT 53
IN OR 2236/815
PINEY ISLAND II PB 4/97

DODD HARRY T &/LEZNOFF JOANNE
96110 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

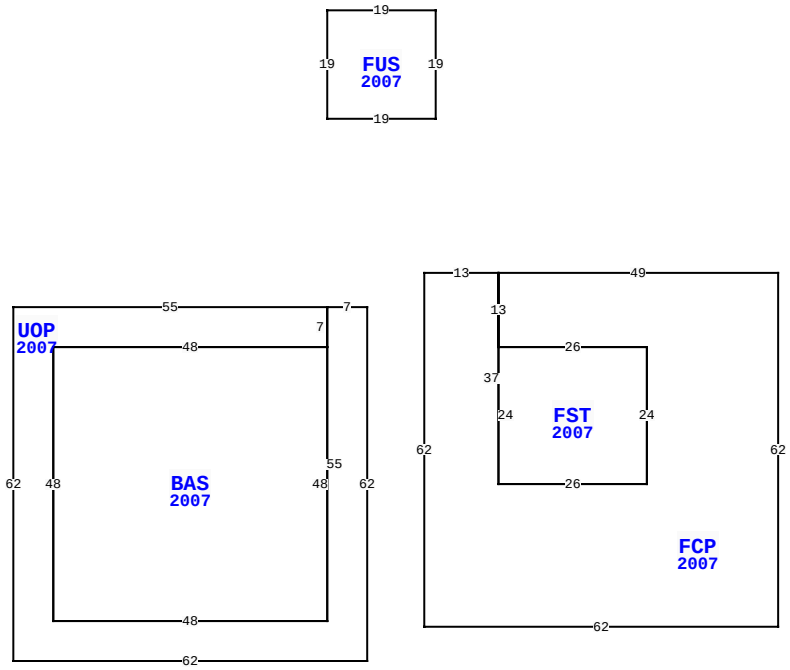
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,304	100	2,304	301,629
FCP	3,220	25	805	105,387
FST	624	55	343	44,904
FUS	361	100	361	47,260
UOP	1,540	20	308	40,322
TOTALS	8,049		4,121	539,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,121	99.3168	141.53	583,245	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2020 Heated Area: 2665 HX Base Yr 2020



96110 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE	01/09/2008	RK	LGL DATE	05/24/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		539,502
TOTAL MARKET OB/XF VALUE		1,631
TOTAL LAND VALUE - MARKET		236,250
TOTAL MARKET VALUE		777,383
SOH/AGL Deduction		256,538
ASSESSED VALUE		520,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		470,845
TOTAL JUST VALUE		777,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13046	MECH OTHER	0	06/01/2007
P12516	OTHER	0	06/01/2007
E18574	ELEC OTHER	6,500	01/01/2007
P12014	OTHER	0	01/01/2007
C18788	CO ISSUED	0	11/01/2006
B18788	NEW CONSTR	396,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/1604	2/17/2021	QC	U	I	11	100
GRANTOR: CLAPSADDLE GERALD REV						
GRANTEE: CLAPSADDLE GERALD &						
2236/0815	11/09/2018	WD	Q	I	01	665,000
GRANTOR: CLARKE KENNETH S & MA						
GRANTEE: DODD HARRY T & JOAN						

BUILDING NOTES

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	282.00	SF	6.50	6.50	100	2007	2007	3	89	1,631	

BUILDING DIMENSIONS

BAS=[YR=2007] W48 S48 E48 N48 $ UOP=[YR=2007] N7 W55 S62 E62 N62 W7 S55 W48 N48 E48 $ PTR= E30 FST=[YR=2007] E26 S24 W26 N24 $ FCP=[YR=2007] N13 E49 S62 W62 N62 E13 S37 E26 N24 W26 $W30 PTR= N40 FUS=[YR=2007] N19 E19 S19 W19 $ S40 $.

LAND DESCRIPTION

TOTAL OB/XF 1,631

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.35	175,000.00	236,250.00	236,250							

REVIEW DATE 06/14/2019 BY KW Total Acres: 0.00 Total Land Value: 236,250 Market: 0 Agricultural: 0 Common: 236,250 PRINTED 08/02/2023 BY SYS