LOT 218 PT OF TRACT A
IN OR 2193/1504
PINEY ISLAND PB 4/63 & 64

GARDEN ISIDRO R & JENELLE N
96063 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0218-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

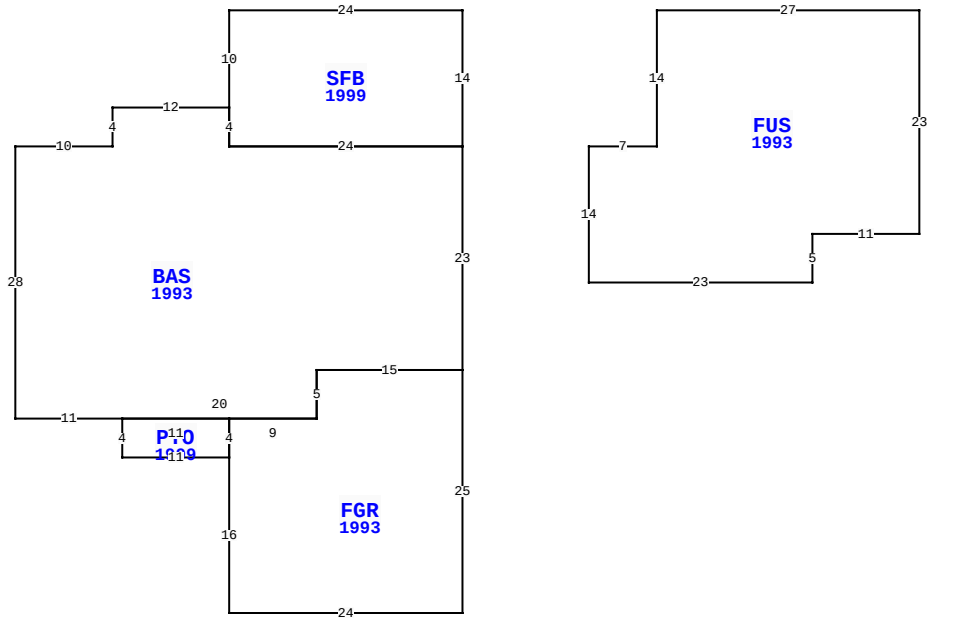
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,261	100	1,261	117,196
FGR	555	55	305	28,346
FUS	799	100	799	74,258
PTO	44	5	2	186
SFB	336	80	269	25,001
TOTALS	2,995		2,636	244,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,636	103.2960	122.66	323,332	1978	1978	0	0	0	24.23	75.77

1 SNGL FAM – 100% - 2019 Heated Area: 2329 HX Base Yr 2019



96063 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		290,135
TOTAL MARKET OB/XF VALUE		6,893
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		422,028
SOH/AGL Deduction		143,006
ASSESSED VALUE		279,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,022
TOTAL JUST VALUE		422,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516733	ADDITION	19,019	12/01/2005
R08644	REPAIR/RRF	560	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2193/1504	4/30/2018	WD	Q	I	01	270,000
GRANTOR: RESNIK PATRICIA J						
GRANTEE: GARDEN ISIDRO R & J						
1255/0051	8/25/2004	WD	Q	I		264,000
GRANTOR: QUICKE ANNE L & ARLEY						
GRANTEE: RESNIK JOHN D & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1999] W24 S10 BAS=[YR=1993] W12 S4 W10 S28 E11
PTO=[YR=1999] S4 E11 FGR=[YR=1993] S16 E24 N25 W15 S5 W9 S4
$ N4 W11 $ E20 N5 E15 N23 W24 N4 $ S4 E24 N14 $ PTR=E20
FUS=[YR=1993] E27 S23 W11 S5 W23 N14 E7 N14$ W20$.

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	439.00	SF	6.50	6.50	100	1980	1980	3	35	999	
2	0812	CONCRETE C	0	100	0	0	2,384.00	SF	4.00	4.00	100	1985	1985	3	49.5	4,720	
4	0810	CONCRETE A	0	100	13	10	130.00	SF	5.20	5.20	100	1999	1999	3	79	534	
5	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2008	2008	3	40	640	

LAND DESCRIPTION

TOTAL OB/XF 6,893

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 06/14/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS

LOT 218 PT OF TRACT A
IN OR 2193/1504
PINEY ISLAND PB 4/63 & 64

GARDEN ISIDRO R & JENELLE N
96063 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0218-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

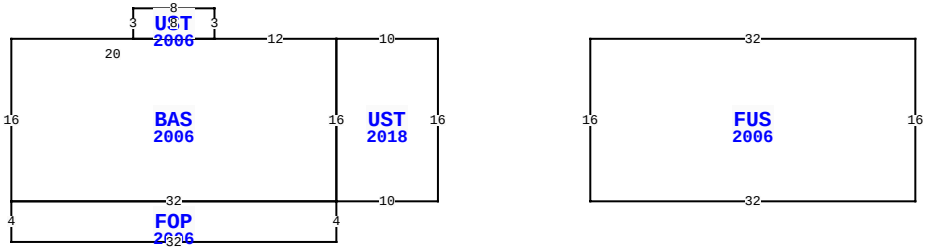
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	512	20,188
FOP	128	30	38	1,498
FUS	512	100	512	20,188
UST	24	45	11	433
UST	160	45	72	2,839
TOTALS	1,336		1,145	45,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0150	01	1,145	94.4460	47.22	54,067	2006	2008	0	0	10	6.50	83.50

2 ACCESORY U – 100% - 2019 Heated Area: 1024 HX Base Yr 2019



96063 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		290,135
TOTAL MARKET OB/XF VALUE		6,893
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		422,028
SOH/AGL Deduction		143,006
ASSESSED VALUE		279,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,022
TOTAL JUST VALUE		422,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/1504	4/30/2018	WD	Q	I	01	270,000
GRANTOR: RESNIK PATRICIA J						
GRANTEE: GARDEN ISIDRO R & J						
1255/0051	8/25/2004	WD	Q	I		264,000
GRANTOR: QUICKE ANNE L & ARLEY						
GRANTEE: RESNIK JOHN D & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2018] W10 BAS=[YR=2006] W12 UST=[YR=2006] N3 W8 S3 E8$ W20 S16 FOP=[YR=2006] S4 E32 N4 W32$ E32 N16 $ S16 E10 N16$ PTR=E15 FUS=[YR=2006] E32 S16 W32 N16$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/14/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS