

LOT 1
IN OR 1929/62
LITTLE PINEY ISLAND PB 5/81

HINNANT STEVEN A & CAROL LE-BERT
96195 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

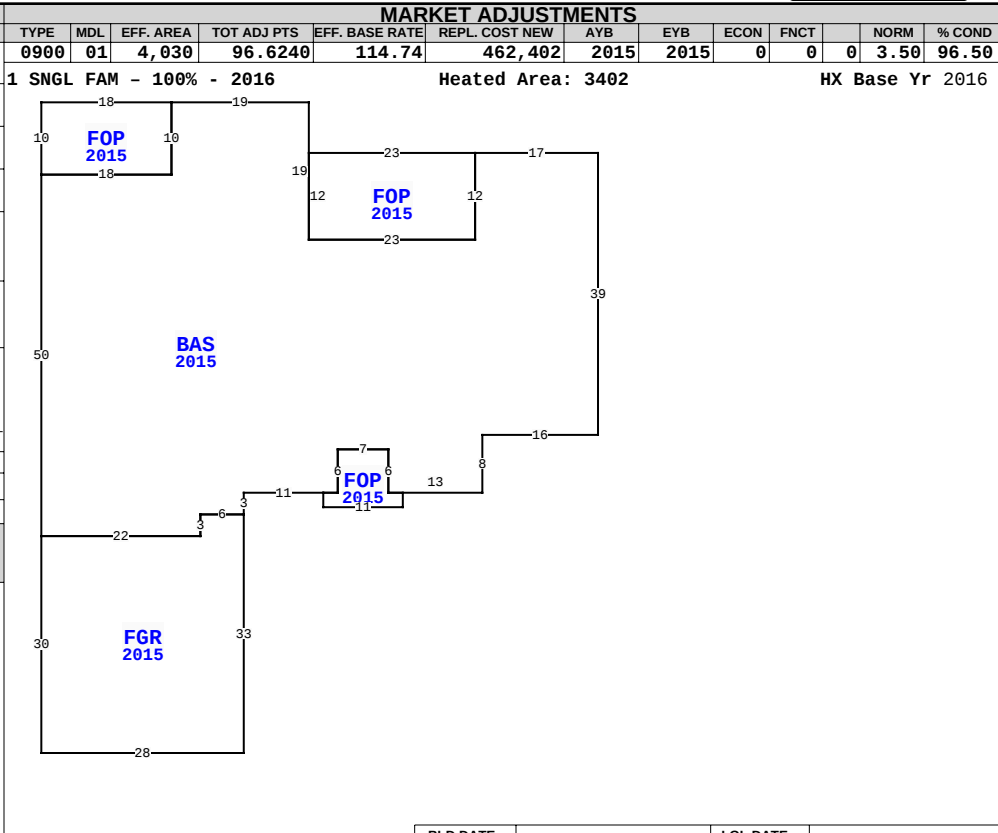
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,402	100	3,402	376,683
FGR	858	55	472	52,262
FOP	64	30	19	2,104
FOP	180	30	54	5,979
FOP	276	30	83	9,190
TOTALS	4,780		4,030	446,218

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0855	CONC PAVER	0 100	0	0	2,722.00	SF	10.00	10.00	100	2015	2015	3	96	26,131	
2	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	85.00	100	2015	2015	3	81	19,278	
3	0911	SCRN RM A	0 100	0	0	880.00	SF	17.50	17.50	100	2015	2015	3	74	11,396	
4	0855	CONC PAVER	0 100	0	0	600.00	SF	10.00	10.00	100	2015	2015	3	96	5,760	
5	0300	BOAT DCK W	0 100	0	0	700.00	SF	40.00	40.00	100	2015	2015	3	81	22,680	
6	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2015	2015	3	74	1,850	
7	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	2015	2015	3	81	4,212	

LAND DESCRIPTION			TOTAL OB/XF 91,307													
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
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	425,000.00	382,500.00



96195 PINEY ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		446,218	
TOTAL MARKET OB/XF VALUE		91,307	
TOTAL LAND VALUE - MARKET		382,500	
TOTAL MARKET VALUE		920,025	
SOH/AGL Deduction		262,188	
ASSESSED VALUE		657,837	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		607,837	
TOTAL JUST VALUE		920,025	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		811,132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429715	CO ISSUED	0	08/13/2015
B1530390	SCRNROOM	19,503	05/01/2015
B1530357	SWIM POOL	44,938	04/01/2015
B1429715	NEW CONSTR	427,271	12/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1929/0062	7/23/2014	WD	Q	V	01
GRANTOR: WILSON C LOUISE TRUST					
GRANTEE: HINNANT STEVEN ALLE					
0951/0793	9/28/2000	WD	U	I	09
GRANTOR: WILSON C LOUISE					
GRANTEE: WILSON C LOUISE TRU					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2015] W17 FOP=[YR=2015] W23 S12 E23 N12\$ S12 W23 N19 W19 FOP=[YR=2015] W18 S10 E18 N10\$ S10 W18 S50 FGR=[YR=2015] S30 E28 N33 W6 S3 W22\$ E22 N3 E6 N3 E11 FOP=[YR=2015] S2 E11 N2 W2 N6 W7 S6 W2\$ E2 N6 E7 S6 E13 N8 E16 N39 \$.		