

LOT 2
IN OR 2036/332
LITTLE PINEY ISLAND PB 5/81

WHITAKER JEFFREY T & PAIGE C
96201 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall		10	ABOVE AVG 100		0500	01	4,893	98.4700	140.32	686,586	2020	2020	0	0	0	0.50	99.50	VALUATION BY		STANDARD											
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2021										Heated Area: 3284										HX Base Yr 2021						
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE						683,153						
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE						84,349						
Interior Floo		11	CLAY TILE 50																TOTAL LAND VALUE - MARKET						382,500						
Interior Floo		13	LVT/LAMNT 50																TOTAL MARKET VALUE						1,150,002						
Air Condition		03	CENTRAL 100																SOH/AGL Deduction						471,549						
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE						678,453						
Bedrooms			3 100																TOTAL EXEMPTION VALUE						HX HB 50,000						
Bathrooms			2.5 100																BASE TAXABLE VALUE						628,453						
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE						1,150,002						
Stories		3.	3. 100																NCON VALUE						0						
Units		0	0 100																INCOME VALUE												
Occupancy		00	NONE 100																PREVIOUS YEAR MKT VALUE						885,153						
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	2,017	100	2,017	281,610																											
DCK	48	10	5	698																											
FGR	1,959	55	1,077	150,369																											
FOP	126	30	38	5,305																											
FOP	564	30	169	23,595																											
FOP	564	30	169	23,595																											
FST	25	55	14	1,954																											
FST	25	55	14	1,954																											
FST	25	55	14	1,954																											
FUS	1,120	100	1,120	156,372																											
TOTALS	7,161		4,893	683,153																											
EXTRA FEATURES					96201 PINEY ISLAND DR, FERNANDINA BEACH																										
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	0920	CWALL-WD/M	0 100	0 0	85.00	LF	390.00	390.00	100	2012	2012	3	60	19,890																	
2	0300	BOAT DCK W	0 100	76 4	304.00	SF	40.00	40.00	100	2012	2012	3	71	8,634																	
3	0300	BOAT DCK W	0 100	23 14	322.00	SF	40.00	40.00	100	2012	2012	3	71	9,145																	
4	0350	CARPORT WD	0 100	12 10	120.00	SF	13.00	13.00	100	2012	2012	3	60	936																	
5	0303	FLT DOCK W	0 100	20 6	120.00	SF	26.00	26.00	100	2015	2015	3	81	2,527																	
6	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																	
7	0855	CONC PAVER	0 100	0 0	195.00	SF	10.00	10.00	100	2020	2020	3	99	1,931																	
8	0855	CONC PAVER	0 100	0 0	2,790.00	SF	10.00	10.00	100	2020	2020	3	99	27,621																	
9	0409	ELEVATOR R	0 100	0 0	1.00	UT	10,200.00	10,200.00	100	2020	2020	3	100	10,200																	
LAND DESCRIPTION					TOTAL OB/XF										84,349																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
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	382,500														
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