LOT 6
IN OR 1931/339
LITTLE PINEY ISLAND PB 5/81

JANSSON ERIC & NAN
96223 PINEY ISALND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

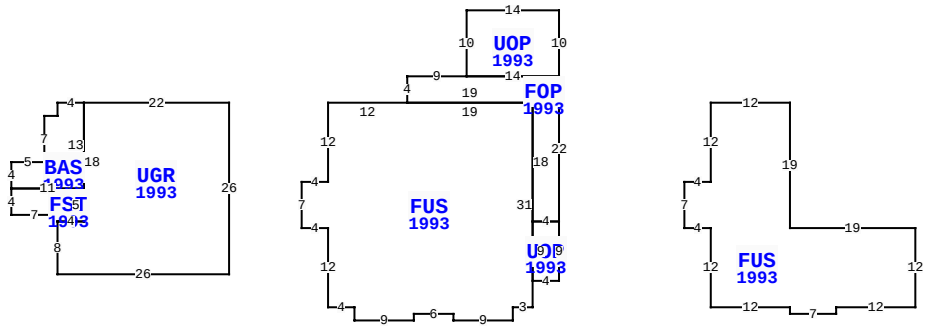
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	94	100	94	12,379
FOP	164	30	49	6,453
FST	48	55	26	3,424
FUS	635	100	635	83,624
FUS	1,031	100	1,031	135,775
UGR	604	45	272	35,820
UOP	36	20	7	922
UOP	140	20	28	3,688
TOTALS	2,752		2,142	282,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,142	135.2400	160.60	344,005	1986	1986	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2021 Heated Area: 1760 HX Base Yr 2021



96223 PINEY ISLAND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		282,084
TOTAL MARKET OB/XF VALUE		36,815
TOTAL LAND VALUE - MARKET		382,500
TOTAL MARKET VALUE		701,399
SOH/AGL Deduction		220,385
ASSESSED VALUE		481,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		431,014
TOTAL JUST VALUE		701,399
NCON VALUE		2,603
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B047273	SWIM POOL	16,912	08/01/2000
3341	REPAIR/RRF	2,150	04/08/1986
3141	NEW CONSTR	57,250	01/07/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1931/0339	7/21/2014	WD	Q	I	01	443,000
GRANTOR: MOYER B KEITH						
GRANTEE: JANSSON ERIC & NAN						
1664/0751	2/08/2010	QC	U	I	11	100
GRANTOR: MOYER LAETITIA A						
GRANTEE: MOYER B KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 BAS=[YR=1993] W4S2 W2S7 W5S4 FST=[YR=1993] S4E7 S1E4 N5W11$ E11N13 $S18W4 S8E26 N26$ PTR= E15FUS=[YR=1993] E12FOP=[YR=1993] N4E9 UOP=[YR=1993] N10E14 S10W14$E14S22 UOP=[YR=1993] S9W4 N9E4$ W4N18 W19$ E19S31 W3S2W9 N1 W6S1 W9 N2 W4 N12 W4N7 E4 N12 $W15 $ PTR= E73 FUS=[YR=1993] E12S19 E19 S12 W12 S1 W7 N1 W12 N12 W4 N7 E4 N12 $ W73 $.

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	0300	BOAT DCK W	0	100	4	122	668.00	SF	40.00	40.00	100	1986	1986	3	20	5,344	
2	0305	BOAT HOUS	0	100	15	12	180.00	UT	6.50	6.50	83	1986	1986	3	83	971	
3	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	1986	1986	3	20	800	
4	0825	BRICK	0	100	0	0	156.00	SF	12.50	12.50	100	1986	1986	3	83	1,619	
5	0812	CONCRETE C	0	100	0	0	3,107.00	SF	4.00	4.00	100	1986	1986	3	52	6,463	
6	0311	WD GANG WY	0	100	16	3	48.00	SF	45.00	45.00	100	1990	1990	3	20	432	
7	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1990	1990	3	20	832	
8	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1990	1990	3	20	832	
9	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	2001	2001	3	20	7,800	
10	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	2001	2001	3	20	7,800	

TOTAL OB/XF 32,893

LAND DESCRIPTION

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	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							

REVIEW DATE 01/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
12	0845	KOOL DECK	0	100	0	0	626.00	SF	7.25	7.25	100	2001	2001	3	82	3,722	

LAND DESCRIPTION

TOTAL OB/XF 3,922

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

REVIEW DATE 01/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS