

LOT 8
LITTLE PINEY ISLAND PB 5/81

CALHOUN GARY L & ANNE I
96251 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0008-0000



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	PAGE 1 of 1																										
Exterior Wall	05	AVERAGE 100	0500	01	3,313	99.8200	142.24	471,241	1995	2005	0	0	0	8.00	92.00	VALUATION BY STANDARD																									
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2022													Heated Area: 2726													HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	12	HARDWOOD 50																																							
Interior Floor	14	CARPET 50																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	2. 100																																							
Units	0	0 100																																							
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																																					
BAL	56	15	8	1,047																																					
BAS	1,419	100	1,419	185,692																																					
FGR	660	55	363	47,502																																					
FOP	449	30	135	17,666																																					
FSP	189	40	76	9,945																																					
FUS	1,307	100	1,307	171,035																																					
STR	48	10	5	654																																					
TOTALS			4,128	3,313	433,542																																				
EXTRA FEATURES			96251 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	0812	CONCRETE C	0 100	27	24	648.00	SF	4.00	4.00	100	1995	1995	3	72	1,866																										
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580																										
4	1242	WD DECK A	0 100	0	0	342.00	SF	10.00	10.00	100	1997	1997	3	20	684																										
5	0810	CONCRETE A	0 100	0	0	112.00	SF	6.50	6.50	100	2008	2008	3	90	655																										
6	0812	CONCRETE C	0 100	0	0	2,074.00	SF	4.00	4.00	100	2008	2008	3	90	7,466																										
LAND DESCRIPTION			TOTAL OB/XF													12,251																									
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	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	1.00	250,000.00	250,000.00	250,000																								
REVIEW DATE 10/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																																									