LOT 9 IN OR 2009/1313
LITTLE PINEY ISLAND PB 5/81

EMERSON MICHAEL E JR
96255 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0009-0000

BUILDING CHARACTERISTICS

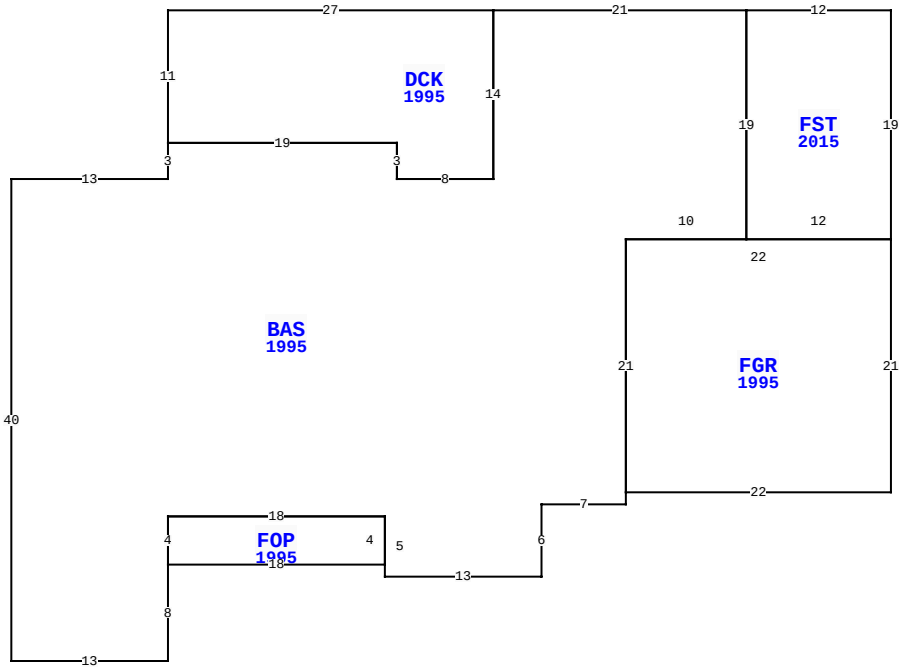
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,043	100	2,043	267,237
DCK	321	10	32	4,186
FGR	462	55	254	33,225
FOP	72	30	22	2,877
FST	228	55	125	16,351
TOTALS	3,126		2,476	323,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,476	138.1248	164.02	406,114	1995	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2016 Heated Area: 2043 HX Base Yr 2016



96255 PINEY ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		323,876
TOTAL MARKET OB/XF VALUE		12,337
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		586,213
SOH/AGL Deduction		199,070
ASSESSED VALUE		387,143
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		337,143
TOTAL JUST VALUE		586,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2107519	ROOF	32,000	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2009/1313	10/16/2015	WD	Q	I	01	471,000
GRANTOR: HENDERSON ROGER A & W						
GRANTEE: EMERSON MICHAEL E J						
0685/1024	7/26/1993	WD	Q	V		37,500
GRANTOR: NORMAN DANIEL ET AL						
GRANTEE: HENDERSON ROGER & W						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2015] W12 BAS=[YR=1995] W21 DCK=[YR=1995] W27 S11 E19 S3 E8 N14 $ S14 W8 N3 W19 S3 W13 S40 E13 N8 FOP=[YR=1995] E18 N4 W18 S4 $ N4 E18 S5 E13 N6 E7 N1 FGR=[YR=1995] E22 N21 W22 S21 $ N21 E10 N19 $ S19 E12 N19 $.

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
3	1127	BRICK 8"	0	100	24	8	192.00	SF	11.00	11.00	100	1996	1996	3	92	1,943	
4	0812	CONCRETE C	0	100	0	0	3,609.00	SF	4.00	4.00	100	1995	1995	3	72	10,394	

LAND DESCRIPTION

TOTAL OB/XF 12,337

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	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 01/12/2023 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS