LOT 11
ESMT PT OR 1779/1399
LITTLE PINEY ISLAND PB 5/81

UPCHURCH-SUTTON INC
96265 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

**2023**

**47-3N-28-5000-0011-0000**

## BUILDING CHARACTERISTICS

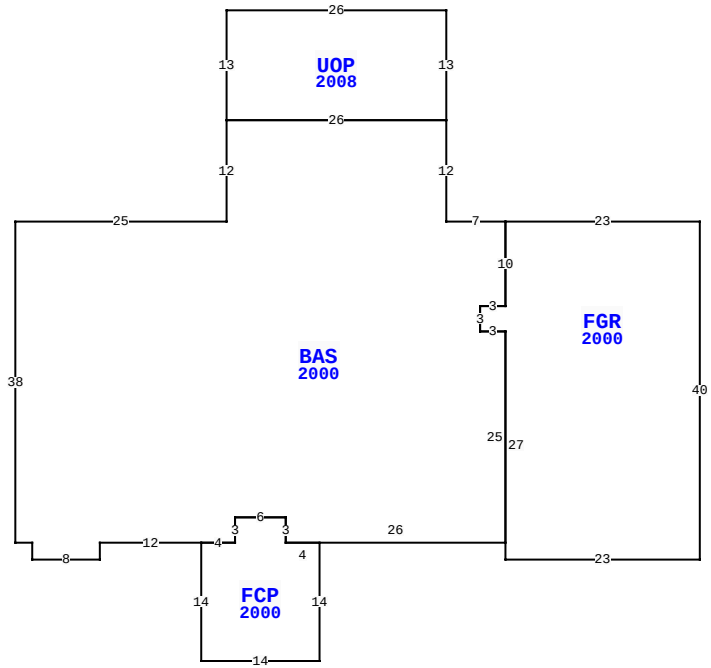
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 08 | CLAY TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 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 | 2,505 | 100 | 2,505 | 322,083 |
| FCP | 214 | 25 | 54 | 6,943 |
| FGR | 929 | 55 | 511 | 65,702 |
| UOP | 338 | 20 | 68 | 8,743 |
| TOTALS | 3,986 | | 3,138 | 403,471 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,138 | 118.3350 | 140.52 | 440,952 | 2000 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2505 HX Base Yr




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

96265 PINEY ISLAND DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 7 | Tax Dist: |
| BUILDING MARKET VALUE | 403,471 |
| TOTAL MARKET OB/XF VALUE | 43,734 |
| TOTAL LAND VALUE - MARKET | 250,000 |
| TOTAL MARKET VALUE | 697,205 |
| SOH/AGL Deduction | 118,409 |
| ASSESSED VALUE | 578,796 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 578,796 |
| TOTAL JUST VALUE | 697,205 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 526,178 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9905750 | NEW CONSTR | 200,000 | 02/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2498/0238 | 9/16/2021 | WD | Q | I | 01 | 640,000 |
| GRANTOR: COLSON JACK LIVING TR | | | | | | |
| GRANTEE: UPCHURCH-SUTTON INC | | | | | | |
| 1698/0361 | 8/28/2010 | WD | U | I | 30 | 100 |
| GRANTOR: COLSON FRANCES P TRUS | | | | | | |
| GRANTEE: COLSON JACK TRUSTEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2000] W23 BAS=[YR=2000] W7 N12 UOP=[YR=2008] N13 W26 S13 E26$ W26 S12 W25 S38 E2 S2 E8 N2 E12 FCP=[YR=2000] S14 E14 N14 W4 N3 W6 S3 W4$ E4 N3 E6 S3 E26 N25 W3 N3 E3 N10$ S10 W3 S3 E3 S27 E23 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 85 | 2,975 | |
| 2 | 0858 | SCULP CONC | 0 | 0 | 0 | 0 | 1,929.00 | SF | 13.00 | 13.00 | 100 | 2000 | 2000 | 3 | 94 | 23,572 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,751.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 80 | 12,003 | |
| 4 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 405.00 | SF | 40.00 | 40.00 | 100 | 2002 | 2002 | 3 | 32 | 5,184 | |

## LAND DESCRIPTION

TOTAL OB/XF 43,734

| 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 | 0 | | 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 09/02/2021 BY JHA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS