

LOT 12  
IN OR 2114/828  
EX ESMT PT OR 1779/1399

COWLING JAMES M & KRISTEN D  
96267 PINEY ISLAND DR  
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0012-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 70    |
| Interior Floor           | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

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|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| 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       | 2,516            | 100         | 2,516        | 382,475              |
| DCK       | 144              | 10          | 14           | 2,129                |
| FOP       | 769              | 30          | 231          | 35,116               |
| FSP       | 1,164            | 40          | 466          | 70,840               |
| FUS       | 898              | 100         | 898          | 136,512              |
| STR       | 14               | 10          | 1            | 152                  |
| STR       | 35               | 10          | 4            | 608                  |
| STR       | 78               | 10          | 8            | 1,216                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 5,618 |  | 4,138 | 629,046 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |    |          |    |           |                |
|----------------|------------|-------------|---------|-----|----|----------|----|-----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS    | UT | Adj R     | ADJ UNIT PRICE |
| 1              | 0855       | CONC PAVER  | 0 100   | 0   | 0  | 5,682.00 | SF | 7.00      | 7.00           |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0   | 0  | 1.00     | UT | 3,500.00  | 3,500.00       |
| 3              | 0810       | CONCRETE A  | 0 100   | 0   | 0  | 320.00   | SF | 6.50      | 6.50           |
| 4              | 0462       | ST/AL FNC   | 0 100   | 276 | 0  | 1,104.00 | SF | 10.00     | 10.00          |
| 5              | 0600       | SUMMER KIT  | 0 100   | 0   | 0  | 1.00     | UT | 10,000.00 | 10,000.00      |
| 6              | 0500       | FP-PRE FAB  | 0 100   | 0   | 0  | 1.00     | UT | 3,500.00  | 3,500.00       |
| 7              | 1076       | TRELLIS A   | 0 100   | 44  | 5  | 220.00   | SF | 7.50      | 7.50           |
| 8              | 0855       | CONC PAVER  | 0 100   | 28  | 11 | 308.00   | SF | 10.00     | 10.00          |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000116   | C   | SFR MARSH            | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 06/26/2019 | BY | KW |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                                       | 01  | 4,138     | 111.7072    | 159.18         | 658,687        | 1993 | 2013 | 0    | 0    | 4.50 | 95.50  |
| 1 SFR CUST - 100% - 2018 Heated Area: 3414 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |

|                                         |          |           |            |     |
|-----------------------------------------|----------|-----------|------------|-----|
| 96267 PINEY ISLAND DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/24/2023 | MLU |
|                                         | XF DATE  | LAND DATE |            |     |
|                                         | INC DATE | AG DATE   |            |     |

| 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   | 0855       | CONC PAVER  | 0 100   | 0   | 0  | 5,682.00 | SF | 7.00      | 7.00           | 100       | 1993    | 1993        | 3 | 68     | 27,046          |       |
| 2   | 0500       | FP-PRE FAB  | 0 100   | 0   | 0  | 1.00     | UT | 3,500.00  | 3,500.00       | 100       | 1993    | 1993        | 3 | 76     | 2,660           |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 0   | 0  | 320.00   | SF | 6.50      | 6.50           | 100       | 1995    | 1995        | 3 | 72     | 1,498           |       |
| 4   | 0462       | ST/AL FNC   | 0 100   | 276 | 0  | 1,104.00 | SF | 10.00     | 10.00          | 100       | 2012    | 2012        | 3 | 71     | 7,838           |       |
| 5   | 0600       | SUMMER KIT  | 0 100   | 0   | 0  | 1.00     | UT | 10,000.00 | 10,000.00      | 100       | 2010    | 2010        | 3 | 50     | 5,000           |       |
| 6   | 0500       | FP-PRE FAB  | 0 100   | 0   | 0  | 1.00     | UT | 3,500.00  | 3,500.00       | 100       | 2010    | 2010        | 3 | 94     | 3,290           |       |
| 7   | 1076       | TRELLIS A   | 0 100   | 44  | 5  | 220.00   | SF | 7.50      | 7.50           | 100       | 2010    | 2010        | 3 | 64     | 1,056           |       |
| 8   | 0855       | CONC PAVER  | 0 100   | 28  | 11 | 308.00   | SF | 10.00     | 10.00          | 100       | 2012    | 2012        | 3 | 94     | 2,895           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 51,283    |     |          |        |         |            |                |            |                             |      |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| 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 |
| 1           | 000116   | C   | SFR MARSH            | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.20    | 250,000.00 | 300,000.00     | 300,000    |                             |      |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 300,000 | Market: 0 | Agricultural: 0 | Common: 300,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 7      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 7              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 693,181     |        |
| TOTAL MARKET OB/XF VALUE  |  | 51,283      |        |
| TOTAL LAND VALUE - MARKET |  | 300,000     |        |
| TOTAL MARKET VALUE        |  | 1,044,464   |        |
| SOH/AGL Deduction         |  | 224,466     |        |
| ASSESSED VALUE            |  | 819,998     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 769,998     |        |
| TOTAL JUST VALUE          |  | 1,044,464   |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 796,115     |        |

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| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| R1313475   | ROOF        | 2,993   | 05/01/2013 |
| B25762     | REMODEL     | 60,000  | 02/01/2012 |
| 993760     | REMODEL     | 2,961   | 12/01/1999 |
| 1384       | NEW CONSTR  | 0       | 12/01/1994 |
| 01336      | GARAGE      | 25,619  | 09/01/1994 |
| 8544       | NEW CONSTR  | 135,300 | 12/07/1992 |

| SALES DATA                    |           |           |     |     |        |
|-------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2114/0828                     | 4/14/2017 | WD        | Q   | I   | 01     |
| GRANTOR: VANPUYMBROUCK ROBERT |           |           |     |     |        |
| GRANTEE: COWLING JAMES MICHA  |           |           |     |     |        |
| 1781/0611                     | 3/01/2012 | WD        | Q   | I   | 02     |
| GRANTOR: KING WADE & LISA B   |           |           |     |     |        |
| GRANTEE: VANPUYMBROUCK ROBER  |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|                |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1993] N16 FSP=[YR=2018] N14 STR=[YR=2018] E7 N5 W7 S5\$ N5 W24 U7 L7 W12 U2 L2 L8 D8 R2 D2 S1 STR=[YR=2018] W2 S7 E2 N7\$ S8 W17 S4 FOP=[YR=1993] S55 E24 STR=[YR=2018] S6 E13 N6 W13\$ E37 N10 DCK=[YR=2018] E6 N24 W6 S24\$ N10 W5 S12 W51 N3 U2 L2 N5 R2 U2 N35 W5\$ E21 S5 E21 U2 R2 E7 D2 R2 E15\$ W15 U2 L2 W7 D2 L2 W21 N5 W16 S35 L2 D2 S5 R2 D2 S3 E51 N12 E5 N14 E7\$ PTR= E25 FUS=[YR=1993] E46 S25 W14 N12 W21 S12 W11 N25 \$ W25 \$ . |  |  |  |  |  |

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