

LOT 13  
IN OR 689 PG 559  
LITTLE PINEY ISLAND PB 5/81

DOYLE CHRISTOPHER F & PAMELA S  
96269 PINEY ISLAND DRIVE  
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0013-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 80   |
| Exterior Wall            | 20  | FACE BRICK 20  |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 70      |
| Interior Floor           | 11  | CLAY TILE 30   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 3   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 3.  | 3. 100         |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

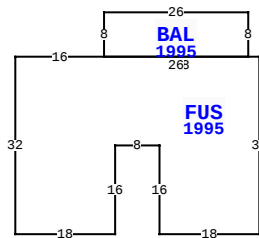
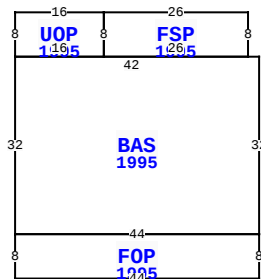
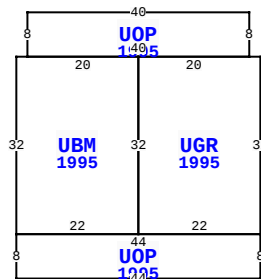
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4016.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 208              | 15          | 31           | 3,301                |
| BAS       | 1,408            | 100         | 1,408        | 149,906              |
| FOP       | 352              | 30          | 106          | 11,286               |
| FSP       | 208              | 40          | 83           | 8,836                |
| FUS       | 1,280            | 100         | 1,280        | 136,278              |
| UBM       | 704              | 20          | 141          | 15,011               |
| UGR       | 704              | 45          | 317          | 33,750               |
| UOP       | 128              | 20          | 26           | 2,768                |
| UOP       | 320              | 20          | 64           | 6,814                |
| UOP       | 352              | 20          | 70           | 7,453                |
| TOTALS    | 5,664            |             | 3,526        | 375,403              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 4              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 3,136.00 | SF | 4.00     | 4.00           |       |
| 5              | 0825       | BRICK       | 0   | 100 | 0 | 0 | 200.00   | SF | 12.50    | 12.50          |       |

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

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |         |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                     | 01  | 3,526     | 104.8005    | 124.45         | 438,811        | 1995 | 1995 | 0    | 0    | 0 14.45 | 85.55  |
| 1 SNGL FAM - 100% - 1996 |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 2688        |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr 1996          |     |           |             |                |                |      |      |      |      |         |        |



| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 7              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 375,403   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 15,050    |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 287,500   |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 677,953   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 390,415   |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 287,538   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000    |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 237,538   |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 677,953   |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 522,248   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 95 01789   | NEW CONSTR  | 180,000 | 03/29/1995 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0689/0559                    | 9/25/1993 | WD           | U      | V      | 10        | 100           |  |
| GRANTOR: NORMAN DANIEL ETAL  |           |              |        |        |           |               |  |
| GRANTEE: DOYLE CHRISTOPHER   |           |              |        |        |           |               |  |
| 0687/0486                    | 8/25/1993 | WD           | U      | V      | 07        | 100           |  |
| GRANTOR: NORMAN & JONES ETAL |           |              |        |        |           |               |  |
| GRANTEE: DOYLE CHRISTOPHER   |           |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1995] W2 FSP=[YR=1995] N8 W26 UOP=[YR=1995] W16 S8 E16 N8 \$S8E26\$ W42 S32 FOP=[YR=1995] S8 E44 N8 W44 \$ E44 N32 \$ PTR= E15 FUS=[YR=1995] E16 BAL=[YR=1995] N8 E26 S8 W26 \$ E28 S32 W18 N16 W8 S16 W18 N32 \$ W15 \$ PTR= W60 UGR=[YR=1995] W2 UOP=[YR=1995] N8 W40 S8 UBM=[YR=1995] W2 S32 UOP=[YR=1995] S8 E44 N8 W44 \$ E22 N32 W20 \$ E40 \$ W20 S32 E22 N32 \$ E60 \$ . |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
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