

LOT 14
LITTLE PINEY ISLAND PB 5/81

BROCKLEBANK MARGARET W REVOCABLE TRUST/BROCKLEBANK
96273 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034-6784

2023

47-3N-28-5000-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,747	100	2,747	283,772
DCK	260	10	26	2,686
FGR	1,166	55	641	66,217
FOP	18	30	5	516
FUS	750	100	750	77,477
UOP	72	20	14	1,446

TOTALS	5,013		4,183	432,114
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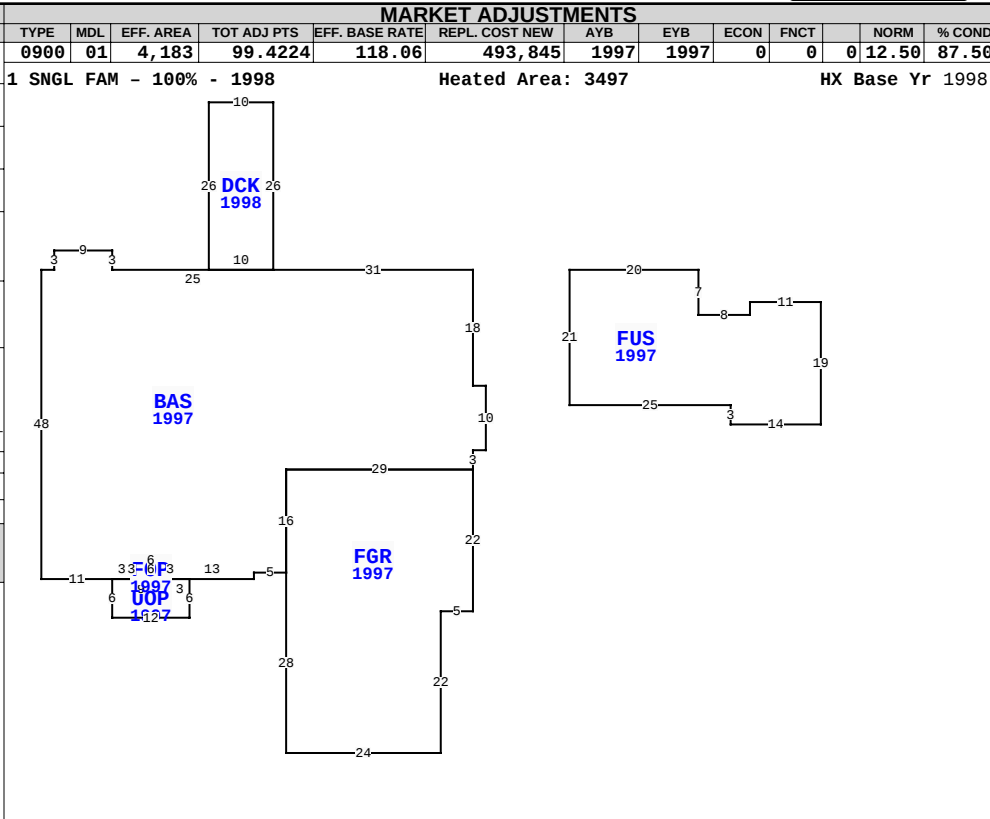
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0 100	0	0	3,556.00	SF	4.00	4.00	100	1997	1997	3	75	10,668	
2	0825	BRICK	0 100	0	0	88.00	SF	12.50	12.50	100	1997	1997	3	93	1,023	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
4	0825	BRICK	0 100	0	0	84.00	SF	12.50	12.50	100	1998	1998	3	93	977	
5	0810	CONCRETE A	0 100	0	0	93.00	SF	6.50	6.50	100	1998	1998	3	77	465	
7	0810	CONCRETE A	0 100	32	4	128.00	SF	6.50	6.50	100	1998	1998	3	77	641	
8	0810	CONCRETE A	0 100	0	0	232.00	SF	6.50	6.50	100	1998	1998	3	77	1,161	
9	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	1998	1998	3	20	64	
11	0910	SCRN RM L	0 100	12	20	240.00	SF	15.00	15.00	100	1998	1998	3	20	720	
12	0830	FLAGSTONE	0 100	0	0	172.00	SF	12.00	12.00	100	1998	1998	3	77	1,589	

LAND DESCRIPTION																
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

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

REVIEW DATE	10/25/2018	BY	DJX
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96273 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/24/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																
20,213																

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
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

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		432,114	
TOTAL MARKET OB/XF VALUE		20,740	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		702,854	
SOH/AGL Deduction		358,986	
ASSESSED VALUE		343,868	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		288,868	
TOTAL JUST VALUE		702,854	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		538,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984634	ADDITION	3,366	05/01/1998
963457	NEW CONSTR	150,000	11/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2652/350	6/30/2023	WD U	I	11		100

GRANTOR: BROCKLEBANK MARGARET						
GRANTEE: BROCKLEBANK MARGARET						
0753/0029	3/01/1996	WD Q	V			38,000
GRANTOR: NORMAN DANIEL E &						
GRANTEE: BROCKLEBANK MARGARET						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1997] W31 DCK=[YR=1998] N26 W10 S26 E10\$ W25 N3 W9 S3 W2 S48 E11 UOP=[YR=1997] S6 E12 N6 W3 FOP=[YR=1997] N3 W6 S3 E6\$ W9\$ E3 N3 E6 S3 E13 N1 E5 FGR=[YR=1997] S28 E24 N22 E5 N22 W29 S16\$ N16 E29 N3 E2 N10 W2 N18\$ PTR=E15 FUS=[YR=1997] E20 S7 E8 N2 E11 S19 W14 N3 W25 N21\$ W15\$.						

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