

LOT 16
IN OR 1363/1242
LITTLE PINEY ISLAND PB 5/81

CLARK JAMES M &/DAVIS-CLARK SUSAN LEE
96279 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,976	100	2,976	331,672
FGR	880	55	484	53,941
FOP	219	30	66	7,355
FOP	587	30	176	19,615
FST	80	55	44	4,904
FUS	620	100	620	69,098
PTO	24	5	1	111
STP	40	10	4	446

TOTALS	5,426	4,371	487,143
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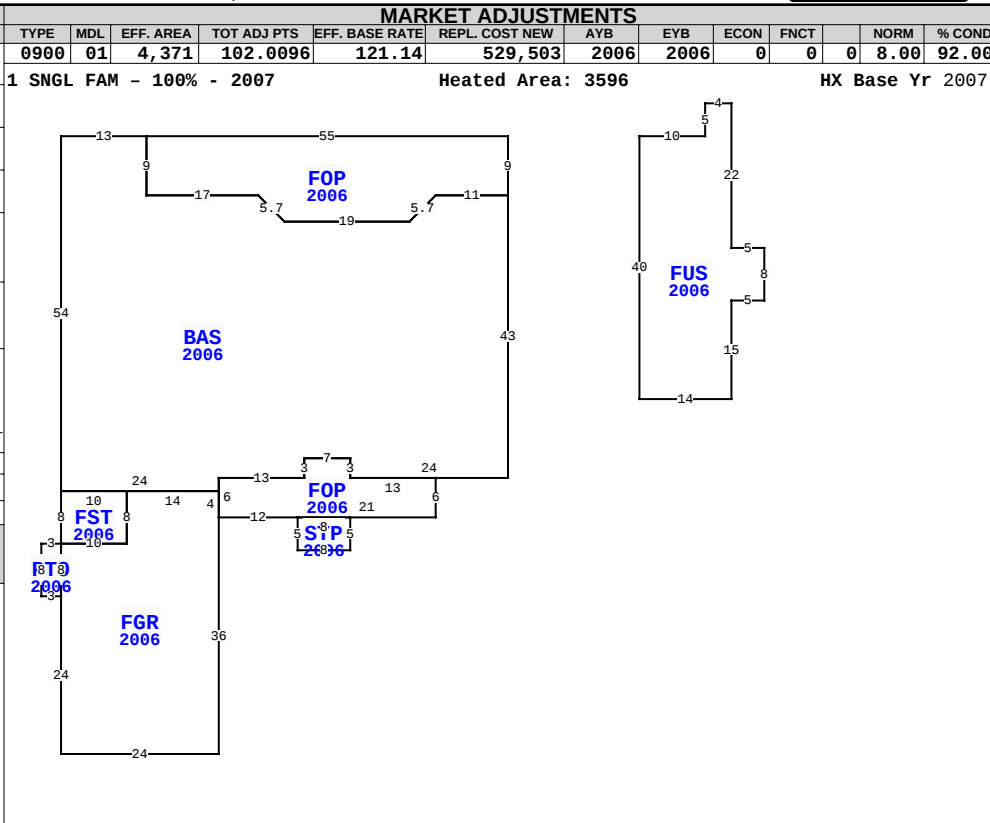
EXTRA FEATURES

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	2,502.00	SF	4.00	4.00	100	2006	2006	3	88	8,807	
2	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2006	2006	3	48	14,280	
3	1243	WD DECK F	0	100	8	4	32.00	SF	8.00	8.00	100	2006	2006	3	31	79	
4	0462	ST/AL FNC	0	100	0	0	963.00	SF	10.00	10.00	100	2006	2006	3	48	4,622	
5	0855	CONC PAVER	0	100	0	0	1,222.00	SF	7.00	7.00	100	2006	2006	3	88	7,528	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	

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	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 10/25/2018 BY DJX



96279 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE 03/26/2007 0 LGL DATE 05/24/2023 MLU

XF DATE

INC DATE

TOTAL OB/XF 37,136																
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TOTAL OB/XF 37,136																
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Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE			487,143	
TOTAL MARKET OB/XF VALUE			37,136	
TOTAL LAND VALUE - MARKET			250,000	
TOTAL MARKET VALUE			774,279	
SOH/AGL Deduction			376,419	
ASSESSED VALUE			397,860	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			347,860	
TOTAL JUST VALUE			774,279	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			594,634	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11776	MECH OTHER	0	07/01/2006
B0618071	SWIM POOL	32,000	06/01/2006
P11061	OTHER	0	05/01/2006
C17422	CO ISSUED	278,692	03/01/2006
E17041	ELEC OTHER	2,000	03/01/2006
R09081	REPAIR/RRF	6,000	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1363/1242	11/01/2005	WD	Q	V	
GRANTOR:WASSON THOMAS G & SUS					275,000
GRANTEE: CLARK JAMES M & SUS					
0837/1044	6/12/1998	WD	Q	V	
GRANTOR:ROSLIE TERRY & MAHALA					55,000
GRANTEE:WASSON THOMAS G & S					

BUILDING NOTES

BUILDING DIMENSIONS																
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FOP=[YR=2006] W55 BAS=[YR=2006] W13 S54 FST=[YR=2006] S8
PTO=[YR=2006] W3 S8 E3 FGR=[YR=2006] S24 E24 N36
FOP=[YR=2006] E12 STP=[YR=2006] S5 E8 N5 W8\$ E21 N6 W13 N3
W7 S3 W13 S6\$ N4 W14 S8 W10 S8\$ N8\$E10 N8 W10\$ E24 N2 E13 N3
E7 S3 E24 N43 W11 D4 L4 W19 U4 L4 W17 N9\$ S9 E17 D4 R4
E19 U4 R4 E11 N9 \$ PTR=E20 FUS=[YR=2006] E10 N5 E4 S22 E5
S8 W5 S15 W14 N40\$ W20\$.