

LOT 17
IN OR 697 PG 1696
LITTLE PINEY ISLAND PB 5/81

MELOGY JOHN KEVIN & DONNA T
96285 PINEY ISLAND
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,254	100	1,254	139,690
FOP	1,298	30	389	43,333
FUS	1,190	100	1,190	132,561
SFB	56	80	45	5,012
STR	100	10	10	1,114
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UGR	864	45	389	43,333
TOTALS	4,862		3,287	366,157

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	1,875.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	0	0	543.00	SF	6.50	6.50	
4	1241	WD DECK G	0	100	16	10	160.00	UT	11.50	11.50	
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	
7	0940	SHEDS/PORT	0	100	12	9	108.00	SF	30.00	30.00	

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	3,287	103.9416	123.43	405,714	1996	2002	0	0	9.75	90.25
1 SNGL FAM - 100% - 1997											
Heated Area: 2489											
HX Base Yr 1997											
96285 PINEY ISLAND DR, FERNANDINA BEACH											

TOTAL OB/XF											
11,218											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			468,724
TOTAL MARKET OB/XF VALUE			11,218
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			754,942
SOH/AGL Deduction			337,807
ASSESSED VALUE			417,135
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			367,135
TOTAL JUST VALUE			754,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			584,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906214	ADDITION	34,118	06/01/1999
94 01555	NEW CONSTR	125,000	12/01/1994
94 1277	TEMP POLE	200	09/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0697/1696	2/04/1994	WD	Q	V		39,000	
GRANTOR: NORMAN DANIEL ETAL							
GRANTEE: MELOGY JOHN & DONNA							
0652/0558	3/20/1992	WD	U	V	01	100	
GRANTOR: SIMMONS RICHARD S							
GRANTEE: FDNA BCH REALTY							

BUILDING NOTES											
FOP=[YR=1996] W24 STR=[YR=1999] N10 W10 S10 E10\$ W34 S8											
SFB=[YR=2007] W7 UGR=[YR=1996] N9 W36 S24 E36 N15\$ S8 E7 N8\$											
BAS=[YR=1996] S8 E8 S20 E42 N28 W17 N2 W7 S2 W26\$ E26 N2 E7											
S2 E17 S28 W42 N20 W8 S28 E24 STR=[YR=1996] S10 E10 N10 W10\$											
E34 N44\$ PTR= E15 FUS=[YR=1996] E18 N2 E7 S2 E17 S28 W42 N28											
\$ W15 \$.											

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