

LOT 18
IN OR 2160/1064
LITTLE PINEY ISLAND PB 5/81

MARLIN BILLY & JOHANNA
96289 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0018-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	09	CEDAR SHAK 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		06 Quality Level 06		
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	1,245	100	1,245	200,972
FGR	1,331	55	732	118,162
FOP	128	30	38	6,134
FOP	240	30	72	11,622
FOP	240	30	72	11,622
FUS	2,448	100	2,448	395,164
UOP	128	20	26	4,197
TOTALS		5,760	4,633	747,874

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,633	123.1305	175.46	812,906	1999	2006	0	0	8.00	92.00

1 SFR CUST - 100% - 2018

Heated Area: 3693

HX Base Yr 2018

20

12

FOP
1999

20

12

34

14

BAS
1999

25

21

9

5

9

22

26

16

8

16

8

16

8

FOP
1999

8

16

8

16

8

UOP
1999

8

20

12

FOP
1999

20

12

14

20

FUS
1999

51

32

16

8

4

8

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023

MLU

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