LOT 19
IN OR 1671/1177
LITTLE PINEY ISLAND PB 5/81

FITZGERALD KEVIN &/CAMACHO-FITZGERALD MIA
96293 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

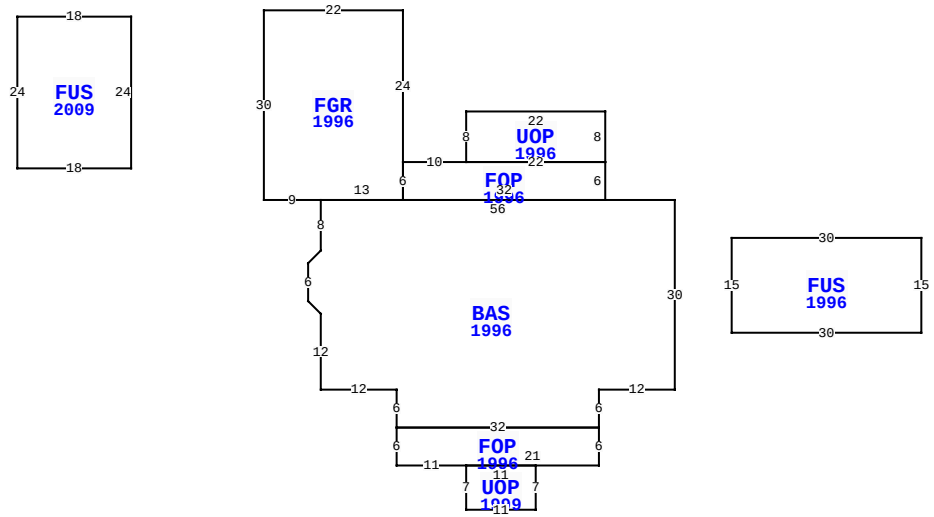
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,888	100	1,888	235,043
FGR	660	55	363	45,191
FOP	192	30	58	7,221
FOP	192	30	58	7,221
FUS	450	100	450	56,022
FUS	432	100	432	53,781
UOP	176	20	35	4,357
UOP	77	20	15	1,867
TOTALS	4,067		3,299	410,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,299	117.7968	139.88	461,464	1996	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2013 Heated Area: 2770 HX Base Yr 2013



96293 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		410,703
TOTAL MARKET OB/XF VALUE		11,320
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		609,523
SOH/AGL Deduction		313,818
ASSESSED VALUE		295,705
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,705
TOTAL JUST VALUE		609,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1671/1177	4/12/2010	WD	U	I	12	375,000
GRANTOR: OCEPEK MARK T						
GRANTEE: FITZGERALD KEVIN &						
1326/0677	6/16/2005	WD	Q	I		555,000
GRANTOR: PAGES ERNEST A & MARG						
GRANTEE: OCEPEK MARK T						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1996] W22 S8 FOP=[YR=1996] W10 FGR=[YR=1996] N24 W22 S30 E9 BAS=[YR=1996] S8 D2 L2 S6 R2 D2 S12 E12 S6 FOP=[YR=1996] S6 E11 UOP=[YR=1999] S7 E11N7 W11 $ E21 N6 W32 $E32 N6 E12 N30 W56$ E13 N6$ S6 E32N6 W22$ E22 N8$ PTR= S35 E20 FUS=[YR=1996] N15 E30 S15 W30$ W20 N35$ PTR= W75 N15 FUS=[YR=2009] W18S24E18 N24 $ S15 E75$.

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	2,870.00	SF	4.00	4.00	100	1996	1996	3	73	8,380	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 11,320

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	250,000.00	187,500.00	187,500							

REVIEW DATE 07/13/2020 BY KWA Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS