



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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
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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	2,342	100	2,342	268,006
DCK	211	10	21	2,403
FGR	705	55	388	44,400
FOP	209	30	63	7,209
FSP	240	40	96	10,986
FUS	1,521	100	1,521	174,055
UOP	56	20	11	1,258
UST	240	45	108	12,359
UST	552	45	248	28,380

TOTALS	6,076		4,798	549,058
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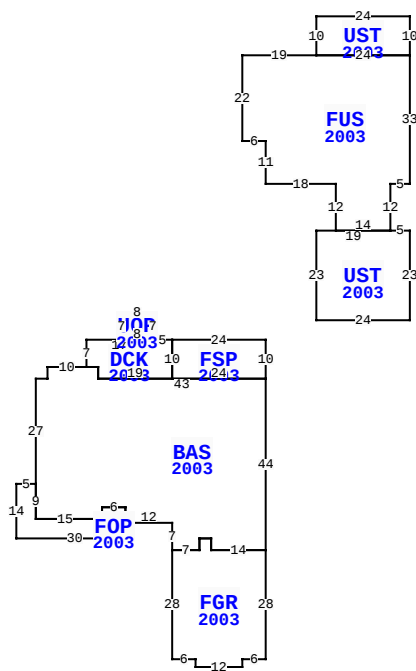
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0810	CONCRETE A	0 100	16	4	64.00	SF	6.50	6.50	100	2003	2003	3	84	349	
3	0812	CONCRETE C	0 100	0	0	1,974.00	SF	4.00	4.00	100	2003	2003	3	84	6,633	
4	0920	CWALL-WD/M	0 100	0	0	92.00	LF	195.00	195.00	100	2003	2003	3	22	3,947	

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	0.95	175,000.00	166,250.00	166,250							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,798	106.2831	126.21	605,556	2003	2003	0	0	0	9.33	90.67
1 SNGL FAM - 100% - 2021					Heated Area: 3863				HX Base Yr 2021			



96295 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/24/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 7			Tax Dist:		
BUILDING MARKET VALUE			549,058		
TOTAL MARKET OB/XF VALUE			14,009		
TOTAL LAND VALUE - MARKET			166,250		
TOTAL MARKET VALUE			729,317		
SOH/AGL Deduction			149,742		
ASSESSED VALUE			579,575		
TOTAL EXEMPTION VALUE			50,000		
BASE TAXABLE VALUE			529,575		
TOTAL JUST VALUE			729,317		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			562,694		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210325	CO ISSUED	309,349	01/09/2004
B0210325	NEW CONSTR	309,349	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0856	8/28/2020	WD	Q	I	01	641,000
GRANTOR: BEAN WARREN C & LUCRE						
GRANTEE: WILSON ANTHONY M &						
0819/1354	1/14/1998	WD	Q	V		39,000
GRANTOR: NORMAN DANIEL E ETAL						
GRANTEE: BEAN WARREN C & LUC						

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=2003] W24 DCK=[YR=2003] W5 UOP=[YR=2003] N7 W8 S7 E8\$ W17 S7 BAS=[YR=2003] W10 S3 W3 S27 FOP=[YR=2003] W5 S14 E30 N4 W2 N4 W6 S4 W2 N1 W15 N9\$ S9 E15 S1 E2 N4 E6 S4 E12 S7 FGR=[YR=2003] S28 E6 S2 E12 N2 E6 N28 W14 N3 W3 S3 W7\$ E7 N3 E3 S3 E14 N44 W43 N3 W3\$ E3 S3 E19 N10\$ S10 E24 N10\$ PTR=N40 FUS=[YR=2003] N11 W6 N22 E19 UST=[YR=2003] N10 E24 S10 W24\$ E24 S33 W5 S12 UST=[YR=2003] E5 S23 W24 N23 E19\$ W14 N12 W18\$ S40\$.