

LOT 21
IN OR 1286/138
LITTLE PINEY ISLAND PB 5/81

SCHMIDT JERRY & JUDY
96299 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0021-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 7											
Exterior Wall	31	HARDIE BRD 100	0900	01	2,794	117.7344	139.81	390,629	2011	2011	0	0	0	5.00	95.00	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2012													Heated Area: 2196										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2012										
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 90																								
Interior Floo	11	CLAY TILE 10																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 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	2,196	100	2,196	291,672																						
DCK	451	10	45	5,976																						
FGR	845	55	465	61,761																						
FOP	72	30	22	2,922																						
FSP	166	40	66	8,766																						
TOTALS			3,730		2,794	371,098																				
EXTRA FEATURES			96299 PINEY ISLAND DR, FERNANDINA BEACH																							
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	2,150.00	SF	4.00	4.00	100	2011	2011	3	93	7,998											
2	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2011	2011	3	93	54											
3	0810	CONCRETE A	0 100	6	5	30.00	SF	6.50	6.50	100	2012	2012	3	94	183											
TOTAL OB/XF 8,235																										
LAND DESCRIPTION			TOTAL OB/XF																							
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	0.90	175,000.00	157,500.00	157,500									
REVIEW DATE 05/02/2017 BY KW Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/02/2023 BY SYS																										