

LOT 22
IN OR 2135/1973
LITTLE PINEY ISLAND PB 5/81

PETERSON DAVID A & ANNE A
96303 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0022-0000



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													
Exterior Wall	10	ABOVE AVG 100	0500	11	3,924	133.7310	190.57	747,797	2017	2017	0	0	2.00	98.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2018													Heated Area: 3399												
Roof Cover	03	COMP SHNGL 90														HX Base Yr 2018												
Roof Cover	13	STAND SEAM 10																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
Quality			03	Quality Level 03																								
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	2,095	100	2,095	391,259																								
FGR	582	55	320	59,762																								
FOP	296	30	89	16,622																								
FST	100	55	55	10,271																								
FUS	400	100	400	74,703																								
FUS	904	100	904	168,830																								
STR	27	10	3	561																								
STR	32	10	3	561																								
UOP	276	20	55	10,271																								
TOTALS			4,712	3,924	732,841																							
EXTRA FEATURES					96303 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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430														
2	0812	CONCRETE C	0 100	0 0	2,068.00	SF	4.00	4.00	100	2017	2017	3	97	8,024														
TOTAL OB/XF 11,454																												
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	0.90	175,000.00	157,500.00	157,500											
REVIEW DATE 10/20/2017 BY KW Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/02/2023 BY SYS																												