LOT 27
IN OR 2016/463
LITTLE PINEY ISLAND PB 5/81

ODOM LESLIE & CHRIS/
96314 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

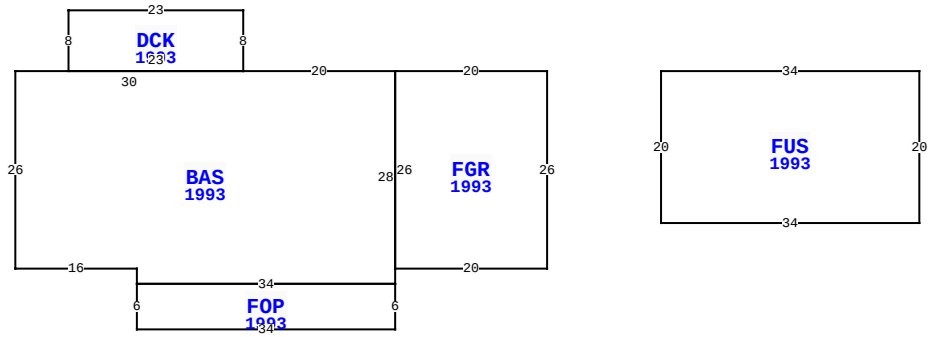
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	1,368	100	1,368	142,422
DCK	184	10	18	1,874
FGR	520	55	286	29,775
FOP	204	30	61	6,350
FUS	680	100	680	70,794
TOTALS	2,956		2,413	251,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,413	104.3700	123.94	299,067	1987	1987	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2017 Heated Area: 2048 HX Base Yr 2017



96314 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		251,216
TOTAL MARKET OB/XF VALUE		16,343
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		392,559
SOH/AGL Deduction		135,748
ASSESSED VALUE		256,811
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,811
TOTAL JUST VALUE		392,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3652	NEW CONSTR	56,000	01/02/1987
3930	NEW CONSTR	2,700	01/02/1987
3672	SWIM POOL	11,850	10/22/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2016/0463	11/25/2015	WD	Q	I	01	257,000
GRANTOR: SPRUANCE RUSSELL A &						
GRANTEE: WEBBER LESLIE O & C						
0739/1697	9/22/1995	WD	Q	I		136,000
GRANTOR: MACMULLEN BONNIE E P						
GRANTEE: SPRUANCE RUSSELL A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W20 DCK=[YR=1993] N8 W23 S8 E23 $ W30 S26 E16 S2 FOP=[YR=1993] S6 E34 N6 W34 $ E34 N28 $ S26 E20 N26 $ PTR= E15 FUS=[YR=1993] E34 S20 W34 N20 $ W15 $.

EXTRA FEATURES

LN	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	1,439.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,137	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1987	1987	3	20	7,650	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
7	0845	KOOL DECK	0	100	103	6	618.00	SF	7.25	7.25	100	1987	1987	3	54.5	2,442	
8	1242	WD DECK A	0	100	26	16	416.00	SF	10.00	10.00	100	2002	2002	3	21	874	

LAND DESCRIPTION

TOTAL OB/XF 16,343

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 10/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS