

LOT 29
IN OR 1979/1110
LITTLE PINEY ISLAND PB 5/81

SEFCIK JOHN & MILDRED
96208 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0029-0000



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	10	ABOVE AVG 100	0900	01	2,589	115.4160	137.06	354,848	1987	1987	0	0	0	15.75	84.25	VALUATION SUMMARY												
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2016													Heated Area: 2101												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016												
Interior Wall	05	DRYWALL 90																										
Interior Wall	08	DECORATIVE 10																										
Interior Floo	12	HARDWOOD 60																										
Interior Floo	14	CARPET 40																										
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																										
BUD8 Adjustme	04	DIST 01 100																										
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	1,127	100	1,127	130,138																								
FGR	506	55	278	32,102																								
FOP	120	30	36	4,157																								
FSP	434	40	174	20,092																								
FUS	974	100	974	112,470																								
TOTALS	3,161		2,589	298,959																								
EXTRA FEATURES															96208 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	0811	CONCRETE B	0	100	122	12	1,464.00	SF	5.20	5.20	100	1987	1987	3	54.5	4,149												
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240												
3	0810	CONCRETE A	0	100	72	3	216.00	SF	6.50	6.50	100	1987	1987	3	54.5	765												
4	0830	FLAGSTONE	0	100	13	19	247.00	SF	8.40	8.40	100	1990	1990	3	62	1,286												
5	0825	BRICK	0	100	23	2	46.00	SF	10.00	10.00	100	1990	1990	3	87	400												
TOTAL OB/XF 8,840																												
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											
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 06/26/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS																												

VALUATION BY

Tax Group: 7

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1979/1110	3/26/2015	SW	U	I	12	289,800

GRANTOR: GSAA HOME EQUITY TRUS

GRANTEE: SEFCIK JOHN & MILDRED

1953/1343	12/22/2014	CT	U	I	18	100
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GRANTOR: CLERK OF COURT

GRANTEE: GSAA HOME EQUITY TR

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FSP=[YR=2005] N14 W31 S14 E31 \$ W40 S29

FGR=[YR=1993] S22 E23 N22 FOP=[YR=2005] E20 N6 W20 S6 \$ W23

\$ E23 N6 E20 N23 \$ PTR= E15 FUS=[YR=1993] E24 N2 E16 S11 E3

S6 W3 S8 W1 S2 W14 N2 W1 N1 W24 N22 \$W15 \$.