LOT 32
LITTLE PINEY ISLAND PB 5/81

MURRAY CHARLES V
P.O. BOX 84
LINVILLE FALLS, NC 28647

2023

47-3N-28-5000-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

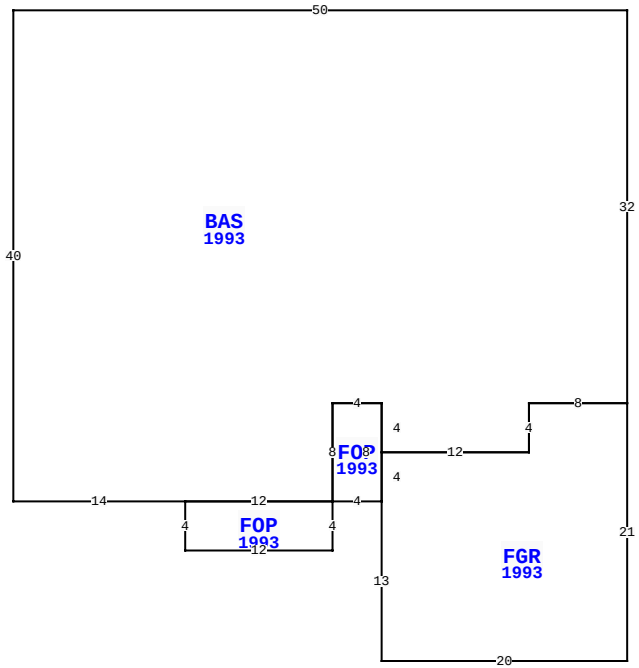
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	223,638
FGR	372	55	205	24,702
FOP	32	30	10	1,205
FOP	48	30	14	1,687
TOTALS	2,308		2,085	251,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,085	117.3060	139.30	290,440	1988	1995	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 0 Heated Area: 1856 HX Base Yr



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

96220 PINEY ISLAND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	251,231
TOTAL MARKET OB/XF VALUE	5,925
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	382,156
SOH/AGL Deduction	69,010
ASSESSED VALUE	313,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,146
TOTAL JUST VALUE	382,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13080	REROOFING	9,100	08/01/2012
3113	NEW CONSTR	3,200	07/06/1988
2623	H/AC	2,000	06/28/1988
5179	NEW CONSTR	2,025	06/28/1988
4989	NEW CONSTR	54,115	06/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2306/0920	9/19/2019	WD	Q	I	01	285,000
GRANTOR: SAHLMAN HARRY FRED II						
GRANTEE: MURRAY CHARLES V						
2255/0985	2/05/2019	FJ	U	I	11	100
GRANTOR: DAVIS ELIZABETH S EST						
GRANTEE: SAHLMAN HARRY FRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S40 E14 FOP=[YR=1993] S4 E12 N4
FOP=[YR=1993] E4 FGR=[YR=1993] S13 E20 N21 W8 S4 W12 S4 $
N8 W4 S8 $ W12 $ E12 N8 E4 S4 E12 N4 E8 N32 $.

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	0810	CONCRETE A	0	0	16	43	688.00	SF	6.50	6.50	100	1988	1988	3	57	2,549	
2	0810	CONCRETE A	0	0	0	0	158.00	SF	6.50	6.50	100	1988	1988	3	57	585	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
7	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	1990	1990	3	62	97	
8	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1992	1992	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 5,925

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	0		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