LOT 33
LITTLE PINEY ISLAND PB 5/81

SEUTER BRIAN JOHN &/BRIGGS EILEEN VERNEY
4720 WATER OAK LANE
JACKSONVILLE, FL 32210

2023

47-3N-28-5000-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96234 PINEY ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	125,000
SOH/AGL Deduction	0
ASSESSED VALUE	125,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,000
TOTAL JUST VALUE	125,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006977	HTD 2934	520,883	05/30/2023
B230006978	HTD 360	93,958	05/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/0910	11/10/2022	WD	U	I	11	100
GRANTOR: SEUTER BRIAN J						
GRANTEE: SEUTER BRIAN JOHN &						
2299/1798	8/23/2019	WD	Q	V	01	72,500
GRANTOR: SPARKMAN RENEE J						
GRANTEE: SEUTER BRIAN J						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	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 05/23/2023 BY MLU Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS