LOT 40
IN OR 1940/1378
ESMT OR 536/190

KOENIG MARK A & RICCI S
97023 LITTLE PINEY ISLAND CT
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

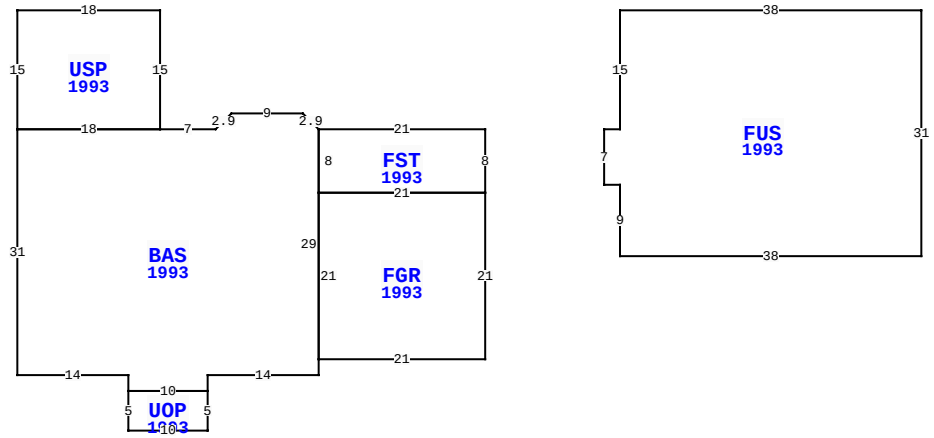
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,220	100	1,220	135,107
FGR	441	55	243	26,911
FST	168	55	92	10,189
FUS	1,192	100	1,192	132,006
UOP	50	20	10	1,107
USP	270	30	81	8,970
TOTALS	3,341		2,838	314,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,838	129.5280	153.81	436,513	1986	1986	0	0	0	28.00	72.00

1 SNGL FAM – 100% - 2017 Heated Area: 2412 HX Base Yr 2017



97023 LITTLE PINEY ISLAND CT, 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		314,289
TOTAL MARKET OB/XF VALUE		18,884
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		458,173
SOH/AGL Deduction		177,379
ASSESSED VALUE		280,794
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,794
TOTAL JUST VALUE		458,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7754	SWIM POOL	12,300	01/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/1378	10/03/2014	WD	Q	I	01	315,200
GRANTOR: MEISWINKEL FRED G JR						
GRANTEE: KOENIG MARK A & RIC						
0855/0914	11/12/1998	WD	Q	I		202,500
GRANTOR: WHEAT BRYAN W & TAMSE						
GRANTEE: MEISWINKEL FRED JR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W21BAS=[YR=1993] L2 U2 W9 D2 L2 W7 USP=[YR=1993] N15W18S15 E18$W18S31E14S2 UOP=[YR=1993] S5E10 N5W10$E10 N2 E14 N2 FGR=[YR=1993] E21 N21 W21 S21 $ N29 $ S8 E21 N8 $ PTR= E15 FUS=[YR=1993] E2 N15 E38 S31 W38 N9 W2 N7 $ 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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1987	1987	3	20	600	
2	0811	CONCRETE B	0	100	0	0	1,224.00	SF	5.20	5.20	100	1987	1987	3	54.5	3,469	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
4	0845	KOOL DECK	0	100	0	0	684.00	SF	7.25	7.25	100	1992	1992	3	66	3,273	
5	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	1992	1992	3	20	7,140	
6	0910	SCRN RM L	0	100	0	0	1,054.00	SF	15.00	15.00	100	1992	1992	3	20	3,162	

LAND DESCRIPTION

TOTAL OB/XF 18,884

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 10/24/2018 BY DJX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS