LOT 42
IN OR 539 PG 1260
LITTLE PINEY ISLAND PB 5/81

TAYLOR EMORY MICHAEL & DONNA S
96264 PINEY ISLAND DR
FERNANDINA BCH, FL 32034

2023

47-3N-28-5000-0042-0000

BUILDING CHARACTERISTICS

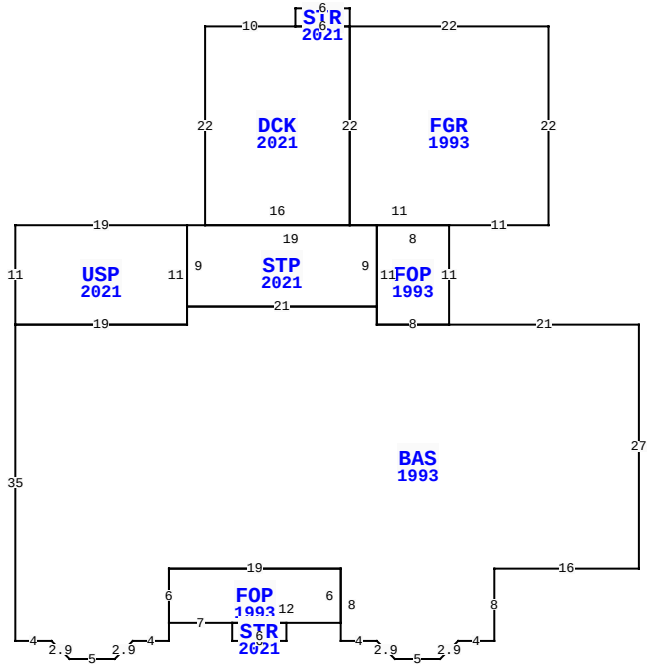
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,205	100	2,205	252,589
DCK	352	10	35	4,009
FGR	484	55	266	30,471
FOP	88	30	26	2,978
FOP	114	30	34	3,895
STP	189	10	19	2,177
STR	12	10	1	115
STR	12	10	1	115
USP	209	30	63	7,217
TOTALS	3,665		2,650	303,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,650	110.8800	131.67	348,926	1989	1995	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 1990 Heated Area: 2205 HX Base Yr 1990



96264 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		303,566
TOTAL MARKET OB/XF VALUE		29,252
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		457,818
SOH/AGL Deduction		252,069
ASSESSED VALUE		205,749
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,749
TOTAL JUST VALUE		457,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112815	FSP	5,076	09/23/2021
M2102361	H/AC	5,000	03/01/2021
2875	H/AC	5,375	01/10/1989
3354	NEW CONSTR	3,170	01/10/1989
5422	NEW CONSTR	80,822	01/10/1989
5622	NEW CONSTR	3,250	01/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0539/1260	4/04/1988	WD	Q	V		23,500

GRANTOR: SIMMONS RICHARD ETAL

GRANTEE: TAYLOR EMORY & DONN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FOP=[YR=1993] N11 FGR=[YR=1993] E11 N22 W22 STR=[YR=2021] N2 W6 S2 DCK=[YR=2021] W10 S22 STP=[YR=2021] W2 USP=[YR=2021] W19 S11 E19 N11$ S9 E21 N9 W19$ E16 N22 W6$ E6$ S22 E11$ W8 S11 E8 $ W8 N2 W21 S2 W19 S35 E4 D2 R2 E5 U2 R2 E4 N2 FOP=[YR=1993] E7 STR=[YR=2021] S2 E6 N2 W6$ E12 N6 W19 S6$ N6 E19 S8 E4 D2 R2 E5 U2 R2 E4 N8 E16 N27$.

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	2,680.00	SF	10.00	10.00	100	2021	2021	3	100	26,800	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	1076	TRELLIS A	0	100	10	12	120.00	SF	3.00	3.00	100	1995	1995	3	20	72	

LAND DESCRIPTION

TOTAL OB/XF 29,252

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/11/2022 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS