LOT 46
IN OR 2090/1602
LITTLE PINEY ISLAND PB 5/81

ROBOTHAM JOHN
96296 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5000-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

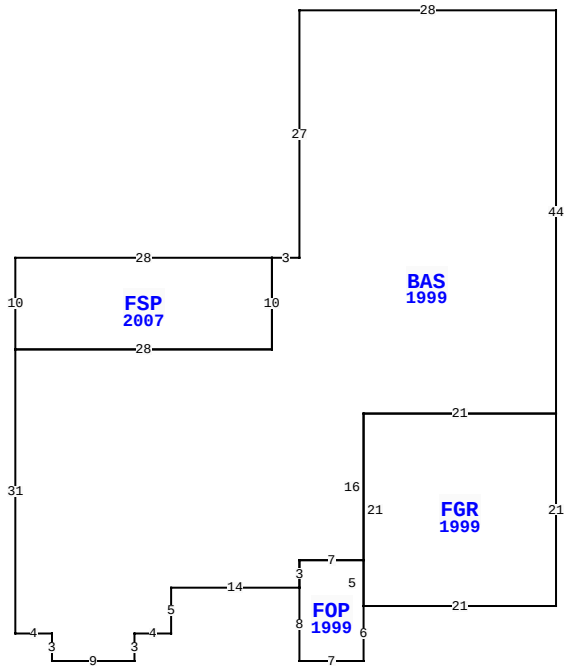
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,292	100	2,292	272,548
FGR	441	55	243	28,896
FOP	77	30	23	2,735
FSP	280	40	112	13,318
TOTALS	3,090		2,670	317,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,670	112.5120	133.61	356,739	1999	1999	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2021 Heated Area: 2292 HX Base Yr 2021



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

96296 PINEY ISLAND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		317,498
TOTAL MARKET OB/XF VALUE		6,460
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		448,958
SOH/AGL Deduction		118,240
ASSESSED VALUE		330,718
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,718
TOTAL JUST VALUE		448,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985459	NEW CONSTR	110,000	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/1602	12/12/2016	WD	U	I	30	247,000
GRANTOR: WEBSTER STUART S G &						
GRANTEE: ROBOTHAM JOHN						
1235/1861	6/07/2004	WD	Q	I		280,000
GRANTOR: RELOACTION						
GRANTEE: WEBSTER STUART S G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W28 S27 W3 FSP=[YR=2007] W28 S10 E28 N10 $ S10 W28 S31 E4 S3 E9 N3 E4 N5 E14 FOP=[YR=1999] S8 E7 N6 FGR=[YR=1999] E21 N21 W21 S21 $ N5 W7 S3 $ N3 E7 N16 E21 N44 $.

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	100	98	12	1,176.00	SF	6.50	6.50	100	1999	1999	3	79	6,039	
2	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50	6.50	100	1999	1999	3	79	421	

LAND DESCRIPTION

TOTAL OB/XF 6,460

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 10/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS