

LOT 1 & PT OF LOT 2  
 IN OR 2464/1101  
 LITTLE PINEY ISLAND #2 PB5/261

SHUSTER ARTHUR & THERESA  
 PO BOX 16298  
 FERNANDINA BEACH, FL 32035

2023

47-3N-28-5001-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
															<b>VALUATION BY</b> Tax Group: 7 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 125,000 <b>TOTAL MARKET VALUE</b> 125,000 <b>SOH/AGL Deduction</b> 26,000 <b>ASSESSED VALUE</b> 99,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 99,000 <b>TOTAL JUST VALUE</b> 125,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 90,000																							
															<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>																							
															<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2464/1101</td> <td>5/25/2021</td> <td>WD</td> <td>Q</td> <td>V</td> <td>02</td> <td>105,000</td> </tr> </tbody> </table> GRANTOR: BOYD SAMUEL S & BARBA GRANTEE: SHUSTER ARTHUR & TH 2441/0331      3/10/2021      QC U V 11      100 GRANTOR: BOYD SAMUEL S & BARBA GRANTEE: BOYD SAMUEL S										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2464/1101	5/25/2021	WD	Q	V	02	105,000
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															<b>BUILDING NOTES</b>																							
															<b>BUILDING DIMENSIONS</b>																							
<b>TOTALS</b> 98024 LITTLE PINEY ISLAND PT, FERNANDINA BEACH BLD DATE:      LGL DATE: 05/23/2023      MLU XF DATE:      LAND DATE: INC DATE:      AG DATE:																																						
<b>EXTRA FEATURES</b>																																						
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																						
																	<b>LAND DESCRIPTION</b>																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																					
															<b>LAND DESCRIPTION</b>																							
															<b>TOTAL OB/XF</b> 0																							
<b>REVIEW DATE</b> 05/23/2023 <b>BY</b> MLU    Total Acres: 0.00    Total Land Value: 125,000    Market: 0    Agricultural: 0    Common: 125,000 <b>PRINTED 08/02/2023 BY SYS</b>																																						