

LOT 2 & PT OF LOT 1
IN OR 2487/1034
LITTLE PINEY ISLAND #2 PB5/261

DUNKEL ROBERT H & LAURA S
98046 LITTLE PINEY ISLAND POIN
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5001-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	06	Quality Level 06
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	262,826
FEP	144	80	115	14,434
FGR	568	55	312	39,161
FOP	100	30	30	3,766
FUS	804	100	804	100,913

TOTALS	3,710		3,355	421,099
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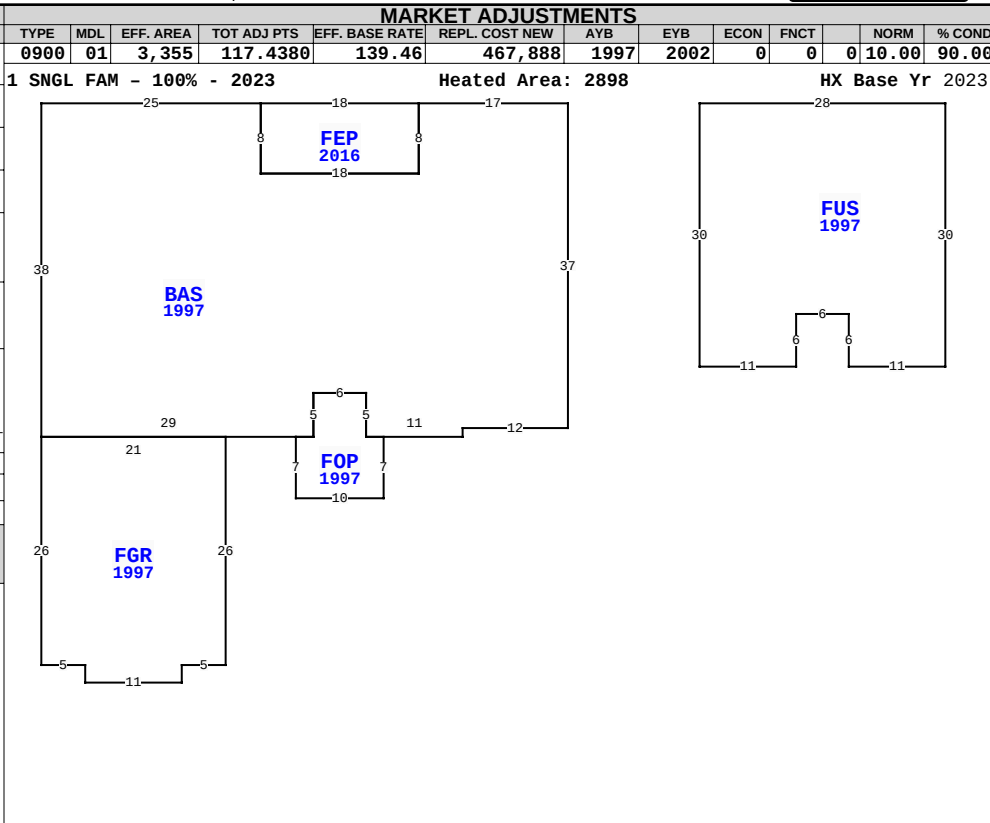
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,536.00	SF	4.00	4.00	100	1997	1997	3	75	7,608	
2	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	1997	1997	3	20	56	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
4	0300	BOAT DCK W	0	100	0	0	576.00	SF	40.00	40.00	100	2005	2005	3	44	10,138	
5	0911	SCRN RM A	0	100	0	0	408.00	SF	17.50	17.50	100	2000	2000	3	20	1,428	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION																	
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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
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000

REVIEW DATE	05/26/2021	BY	KWA
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98046 LITTLE PINEY ISLAND PT, FERNANDINA BEACH
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TOTAL OB/XF																	
22,265																	

NASSAU COUNTY PROPERTY																	
PAGE 1 of 1																	
VALUATION SUMMARY																	
STANDARD																	
VALUATION BY																	
Tax Group: 7 Tax Dist:																	
BUILDING MARKET VALUE																	
TOTAL MARKET OB/XF VALUE																	
TOTAL LAND VALUE - MARKET																	
TOTAL MARKET VALUE																	
SOH/AGL Deduction																	
ASSESSED VALUE																	
TOTAL EXEMPTION VALUE																	
BASE TAXABLE VALUE																	
TOTAL JUST VALUE																	
NCON VALUE																	
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001605	WINDOWS	16,956	02/02/2022
M2005961	H/AC	0	07/01/2020
B1702481	REPAIR/RRF	10,810	04/01/2017
007096	XFOB	23,666	05/01/2000
973849	NEW CONSTR	175,000	04/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2487/1034	8/12/2021	WD	Q	I	01	755,000	
GRANTOR: BOYD SAMUEL S & BARBA							
GRANTEE: DUNKEL ROBERT H & L							
2441/0334	3/10/2021	QC	U	V	11	100	
GRANTOR: BOYD SAMUEL S							
GRANTEE: BOYD SAMUEL S & BAR							

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS=[YR=1997] W17 FEP=[YR=2016] W18 S8 E18 N8\$ S8 W18 N8 W25 S38 FGR=[YR=1997] S26 E5 S2 E11 N2 E5 N26 W21\$ E29 FOP=[YR=1997] S7 E10 N7 W2 N5 W6 S5 W2\$ E2 N5 E6 S5 E11 N1 E12 N37\$ PTR=E15 FUS=[YR=1997] E28 S30 W11 N6 W6 S6 W11 N30\$ W15\$.																	