

LOT 5
IN OR 1750/722
LITTLE PINEY ISLAND #2 PB5/261

LEE STEPHEN P & LINDA H
98084 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5001-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 7	Tax Dist:	STANDARD											
Exterior Wall	16	WD FR STUC 90	0900	01	3,537	108.1080	128.38	454,080	2012	2012	0	0	0	5.00	95.00														
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2013													Heated Area: 2929				HX Base Yr 2013									
Roof Structure	08	IRREGULAR 100														BUILDING MARKET VALUE				431,376									
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE				63,739									
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET				361,250									
Interior Floo	12	HARDWOOD 70														TOTAL MARKET VALUE				856,365									
Interior Floo	14	CARPET 30														SOH/AGL Deduction				397,279									
Air Condition	03	CENTRAL 100														ASSESSED VALUE				459,086									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE				50,000									
Bedrooms	3	100														BASE TAXABLE VALUE				409,086									
Bathrooms	3	100														TOTAL JUST VALUE				856,365									
Frame	03	MASONRY 100														NCON VALUE				0									
Stories	1.	1. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE				689,770																						
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	2,929	100	2,929	357,224																									
FGR	791	55	435	53,053																									
FOP	76	30	23	2,805																									
FOP	443	30	133	16,221																									
STP	168	10	17	2,073																									
TOTALS		4,407	3,537	431,376																									
EXTRA FEATURES		98084 LITTLE PINEY ISLAND PT, FERNANDINA BEACH																											
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	0911	SCRN RM A	0	100	0	0		1,168.00	SF 17.50	17.50	100	2012	2012	3	60	12,264													
2	0861	POOL GUNIT	0	100	0	0		480.00	SF 85.00	85.00	100	2012	2012	3	71	28,968													
3	0855	CONC PAVER	0	100	0	0		1,557.00	SF 10.00	10.00	100	2012	2012	3	94	14,636													
4	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2012	2012	3	60	3,000													
5	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2012	2012	3	60	600													
6	0812	CONCRETE C	0	100	0	0		1,136.00	SF 4.00	4.00	100	2012	2012	3	94	4,271													
TOTAL OB/XF																		63,739											
LAND DESCRIPTION		TOTAL OB/XF																											
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	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	425,000.00	361,250.00	361,250												
REVIEW DATE 05/03/2017 BY KW Total Acres: 0.00 Total Land Value: 361,250 Market: 0 Agricultural: 0 Common: 361,250 PRINTED 08/02/2023 BY SYS																													