

LOT 8
LITTLE PINEY ISLAND #2 PB5/261

LAWRENCE JEFFREY M & AMANDA K
98130 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5001-0008-0000



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	PAGE 1 of 2																		
Exterior Wall	31	HARDIE BRD 100	0900	01	5,735	94.4775	112.19	643,410	2015	2015	0	0	0	3.00	97.00	VALUATION SUMMARY																		
Roof Structur	08	IRREGULAR 100	2 SNGL FAM - 100% - 2002														STANDARD																	
Roof Cover	03	COMP SHNGL 100	Heated Area: 4293														Tax Group: 7																	
Interior Wall	05	DRYWALL 100	HX Base Yr 2002														Tax Dist:																	
Interior Floo	12	HARDWOOD 50															BUILDING MARKET VALUE																	
Interior Floo	14	CARPET 50															TOTAL MARKET OB/XF VALUE																	
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET																	
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE																	
Bedrooms	4	100															SOH/AGL Deduction																	
Bathrooms	3.5	100															ASSESSED VALUE																	
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE																	
Stories	2.	100															BASE TAXABLE VALUE																	
Units	0	100															TOTAL JUST VALUE																	
Occupancy	00	NONE 100															NCON VALUE																	
Quality			01	Quality Level 01													INCOME VALUE																	
DOR CODE			0100	SINGLE FAMILY													PREVIOUS YEAR MKT VALUE																	
MAP NUM				MKT AREA																														
NEIGHBORHOOD/LOC			4016.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,838	100	2,838	308,843																														
FGR	1,064	55	585	63,662																														
FOP	30	30	9	980																														
FOP	54	30	16	1,741																														
FOP	133	30	40	4,353																														
FOP	160	30	48	5,223																														
FOP	160	30	48	5,223																														
FOP	280	30	84	9,141																														
FOP	361	30	108	11,753																														
FST	469	55	258	28,077																														
TOTALS	8,257		5,735	624,108																														
EXTRA FEATURES					98130 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	0300	BOAT DCK W	0	100	430	4	1,720.00	SF	40.00	40.00	100	2002	2002	3	32	22,016																		
6	0300	BOAT DCK W	0	100	0	0	688.00	SF	40.00	40.00	100	2008	2008	3	56	15,411																		
7	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2001	2001	3	30	1,560																		
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2017	2017	3	82	1,886																		
9	0350	CARPORT WD	0	100	14	40	560.00	SF	13.00	13.00	100	2008	2008	3	40	2,912																		
10	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	6,790																		
11	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00	85.00	100	2015	2015	3	81	22,307																		
12	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	74	1,480																		
13	0812	CONCRETE C	0	100	0	0	2,736.00	SF	4.00	4.00	100	2015	2015	3	96	10,506																		
14	0812	CONCRETE C	0	100	0	0	465.00	SF	4.00	4.00	100	2015	2015	3	96	1,786																		
TOTAL OB/XF																	86,654																	
LAND DESCRIPTION																																		
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	000132	C	SFR RIVER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	425,000.00	467,500.00	467,500																	

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REVIEW DATE 12/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 467,500 Market: 0 Agricultural: 0 Common: 467,500 PRINTED 08/02/2023 BY SYS