



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,314	100	2,314	261,869
DCK	490	10	49	5,545
FGR	2,080	55	1,144	129,464
FOP	288	30	86	9,733
FSP	144	40	58	6,564
FUS	504	100	504	57,036

TOTALS	5,820		4,155	470,210
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0812	CONCRETE C	0 100	0	0	3,076.00	UT	4.00	4.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
7	0350	CARPORT WD	0 100	0	0	536.00	SF	13.00	13.00
9	0323	BOAT LFT H	1 100	0	0	1.00	UT	2,500.00	2,500.00
10	0300	BOAT DCK W	1 100	0	0	1,382.00	SF	40.00	40.00
11	0310	AL GANG WY	1 100	0	0	40.00	LF	115.00	115.00
12	0303	FLT DOCK W	1 100	20	10	200.00	SF	26.00	26.00
13	0303	FLT DOCK W	1 100	24	10	240.00	SF	26.00	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,155	110.8140	131.59	546,756	1991	1994	0	0	0 14.00	86.00
1 SNGL FAM - 100% - 2016 Heated Area: 2818 HX Base Yr 2016											
98137 LITTLE PINEY ISLAND PT, FERNANDINA BEACH											
BLD DATE 05/24/2023 MLU											

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
2	0812	CONCRETE C	0 100	0	0	3,076.00	UT	4.00	4.00	100	1991	1991	3	64	7,875	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
7	0350	CARPORT WD	0 100	0	0	536.00	SF	13.00	13.00	100	2001	2001	3	55	3,832	
9	0323	BOAT LFT H	1 100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2019		90	2,250	
10	0300	BOAT DCK W	1 100	0	0	1,382.00	SF	40.00	40.00	100	2023	2019		93	51,410	
11	0310	AL GANG WY	1 100	0	0	40.00	LF	115.00	115.00	100	2023	2019		90	4,140	
12	0303	FLT DOCK W	1 100	20	10	200.00	SF	26.00	26.00	100	2023	2019		93	4,836	
13	0303	FLT DOCK W	1 100	24	10	240.00	SF	26.00	26.00	100	2023	2019		93	5,803	

TOTAL OB/XF									
81,586									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			470,210
TOTAL MARKET OB/XF VALUE			81,586
TOTAL LAND VALUE - MARKET			425,000
TOTAL MARKET VALUE			976,796
SOH/AGL Deduction			531,203
ASSESSED VALUE			445,593
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			395,593
TOTAL JUST VALUE			976,796
NCON VALUE			68,439
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			738,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101792	(5) DOORS	16,444	02/01/2021
B1803456	(10) WINDOWS	8,467	05/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1989/0373	7/01/2015	WD	Q	I	01
GRANTOR: CRAVEN MELBA A FAMILY					SALE PRICE
GRANTEE: VEREEN HEWSTON & MA					
0737/0466	8/23/1995	WD	U	I	01
GRANTOR: CRAVEN ROBERT E					100
GRANTEE: CRAVEN MELBA A TRUS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 FSP=[YR=1993] N12 W12 DCK=[YR=1993] N4 W6 S4 W11 S4 W38 S8 E17 N2 E21 S2 E17 N12\$ S12 E12 \$ W29 N2 W21 S2 W29 S26 E16 S4 FOP=[YR=1993] S6 E48 N6 W48\$ E48 N4 E16 N26\$ PTR= E20 FGR=[YR=1993] E80 S26 W80 N26\$ W20\$ PTR=E120 FUS=[YR=1993] E48 S13 W17 N6 W20 S6 W11 N13\$ W120\$.									