

LOT 12
LITTLE PINEY ISLAND #2 PB5/261

MOTTAYAW JACOB JR & ANN L L/E/
98135 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2023

47-3N-28-5001-0012-0000



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	14	CARPET 50
Interior Floor	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,768	100	1,768	224,684
FGR	484	55	266	33,805
FOP	182	30	55	6,990
FOP	256	30	77	9,785
FSP	104	40	42	5,337
FSP	196	40	78	9,913
FST	1,494	55	822	104,462
UOP	24	20	5	636
UOP	210	20	42	5,337
TOTALS	4,718		3,155	400,948

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	4,566.00	SF	4.00	4.00
3	0300	BOAT DCK W	0 100	320	4	1,280.00	SF	20.00	20.00
4	0350	CARPORT WD	0 100	24	20	480.00	SF	6.50	6.50
6	0310	AL GANG WY	0 100	0	0	20.00	LF	57.50	57.50
7	0303	FLT DOCK W	0 100	20	8	160.00	SF	13.00	13.00
8	0322	BOAT LFT L	0 100	0	0	1.00	UT	750.00	750.00
9	0317	DCK PLNG W	0 100	0	0	2.00	UT	500.00	500.00

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	3,155	125.9020	149.51	471,704	1992	1992	0	0	15.00	85.00
1 SNGL FAM - 100% - 0 Heated Area: 1768 HX Base Yr											
BLD DATE 05/24/2023 MLU											

TOTAL OB/XF											
22,381											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		400,948	
TOTAL MARKET OB/XF VALUE		22,381	
TOTAL LAND VALUE - MARKET		340,000	
TOTAL MARKET VALUE		763,329	
SOH/AGL Deduction		397,858	
ASSESSED VALUE		365,471	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		315,471	
TOTAL JUST VALUE		763,329	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		618,455	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P17?	HT WTR HTR	0	03/01/2017
7702	NEW CONSTR	133,665	12/02/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
2287/0461	7/03/2019	LE U	I	11	100
GRANTOR: MOTTAYAW JACOB C JR &					
GRANTEE: BEASLEY LAURA LYNN					
0606/0172	8/30/1990	WD Q	V		60,000
GRANTOR: NORMAN DANIEL ET AL					
GRANTEE: MOTTAYAW JACOB JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W30 FSP=[YR=1993] N7 W14 S10 UOP=[YR=1993] W6 FOP=[YR=1993] N6 W16 S16 E16 N10 \$ S4 E6 N4 \$ S4 E10 BAS=[YR=1993] S52 E10 FSP=[YR=1993] S8 E13 N8 W13 \$ E24 N52 W34 \$ E4 N7 \$ S7 E30 N7 \$ PTR= E15 FST=[YR=1993] E40 S11 FOP=[YR=1993] E10 S14 W16 N7 E6 N7 \$ S7 W6 S37 W12 FGR=[YR=1993] W22 N22 E22 S22 \$ N22 W22 N33 \$ W15 \$.									