

LOT 19
IN OR 2516/683
LITTLE PINEY ISLAND #2 PB5/261

CROSS JAMES D & KARA M
885 WEST END AVE, 12A 12C
NEW YORK, NY 10025

2023

47-3N-28-5001-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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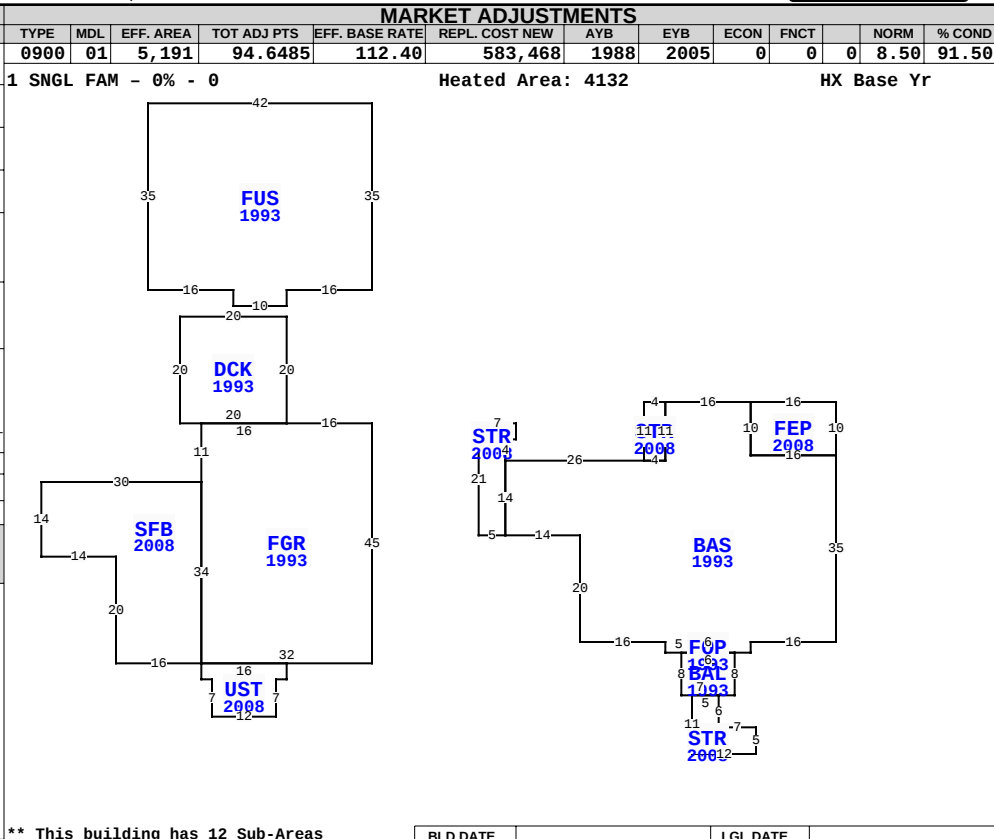
NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	80	15	12	1,234
BAS	2,040	100	2,040	209,806
DCK	400	100	40	4,114
FEP	160	80	128	13,164
FGR	1,440	55	792	81,454
FOP	12	30	4	412
FUS	1,500	100	1,500	154,269
SFB	740	80	592	60,885
STR	44	10	4	412
STR	90	10	9	926
TOTALS	6,749		5,191	533,873

EXTRA FEATURES	
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L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
2	0812	CONCRETE C	0	0	0	0	2,746.00	SF	4.00	4.00	100	1988	1988	3	57	6,261	
3	0300	BOAT DCK W	0	0	0	0	1,276.00	SF	40.00	40.00	100	1990	1990	3	20	10,208	
4	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	1990	1990	3	20	960	
5	0303	FLT DOCK W	0	0	8	20	160.00	SF	26.00	26.00	100	2006	2006	3	48	1,997	
6	0311	WD GANG WY	0	0	0	0	20.00	SF	45.00	45.00	100	2006	2006	3	31	279	
7	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	620	

LAND DESCRIPTION	
L N	USE CODE
1	000130
	C
	SFR WATER
	0
	RS-1
	0.00
	0.00
	1.00
	LT
	1.00
	1.00
	0.90
	425,000.00
	382,500.00
	382,500



96229 PINEY ISLAND DR, FERNANDINA BEACH

TOTAL OB/IF																	21,645
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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	425,000.00	382,500.00	382,500

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE			533,873
TOTAL MARKET OB/XF VALUE			21,645
TOTAL LAND VALUE - MARKET			382,500
TOTAL MARKET VALUE			938,018
SOH/AGL Deduction			1,683
ASSESSED VALUE			936,335
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			936,335
TOTAL JUST VALUE			938,018
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			851,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B201797	WD DECK	38,000	04/01/2020
B23634	XFOB	51,000	06/01/2010
941346	NEW CONSTR	1,152	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0683	11/23/2021	WD	Q	I	01	975,000
GRANTOR: ROSE RICHARD H & JULI						
GRANTEE: CROSS JAMES D & KAR						
1604/0002	1/30/2009	WD	U	I	12	1,185,000
GRANTOR: REDMOND THOMAS A						
GRANTEE: ROSE RICHARD H & JU						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=1993] W16 DCK=[YR=1993] N20 W20 S20 E20\$ W16 S11 SFB=[YR=2008] W30 S14 E14 S20 E16 N34\$ S34 UST=[YR=2008] E7 S3 E2 S7 E12 N7 E2 N3 W16\$ E32 N45\$ PTR=E20 STR=[YR=2008] E7 S3 W2 S4 BAS=[YR=1993] E26 STR=[YR=2008] N11 E4 S11 W4\$ E4 N11 E16 FEP=[YR=2008] E16 S10 W16 N10\$ S10 E16 S35 W16 S2 W3 BAL=[YR=1993] S8 W3 STR=[YR=2008] S6 E7 S5 W12 N11 E5\$ W7 N8 E2 FOP=[YR=1993] N2 E6 S2 W6\$ E8\$ W2 N2 W6 S2 W5 N2 W16 N20 W14 N14\$ S14 W5 N21\$ W20\$ PTR=N25 FUS=[YR=1993] N35W42 S35 E16 S3 E10 N3 E16\$ S25\$.	