

PT TRACT B
IN OR 2479/366
PINEY ISLAND PBK 4/63

SIMMONS VANN E & STACY C
96100 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-000B-0010



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 1													
Exterior Wall	31	HARDIE BRD 100	0500	11	5,571	145.2132	217.82	1,213,475	2023	2023	0	0	0.00	100.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2024													Heated Area: 4107												
Roof Cover	03	COMP SHNGL 100	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Interior Wall	05	DRYWALL 100	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Interior Floo	12	HARDWOOD 90	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Interior Floo	11	CLAY TILE 10	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Air Condition	03	CENTRAL 100	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Heating Type	04	AIR DUCTED 100	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Bedrooms	3	100	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Bathrooms	4.5	100	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Frame	02	WOOD FRAME 100	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Stories	2.	100	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Units	0	100	1 SFR CUST - 100% - 2024													HX Base Yr 2024												
Quality			04	Quality Level 04												VALUATION BY STANDARD												
DOR CODE			0100	SINGLE FAMILY												VALUATION BY STANDARD												
MAP NUM			MKT AREA												VALUATION BY STANDARD													
NEIGHBORHOOD/LOC			4016.00												VALUATION BY STANDARD													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												VALUATION BY STANDARD												
BAS	432	100	432	94,098												VALUATION BY STANDARD												
BAS	3,675	100	3,675	800,489												VALUATION BY STANDARD												
FCP	576	25	144	31,366												VALUATION BY STANDARD												
FGR	1,107	55	609	132,652												VALUATION BY STANDARD												
FOP	133	30	40	8,713												VALUATION BY STANDARD												
FOP	518	30	155	33,762												VALUATION BY STANDARD												
STR	27	10	3	653												VALUATION BY STANDARD												
STR	112	10	11	2,396												VALUATION BY STANDARD												
UAT	1,488	10	149	32,455												VALUATION BY STANDARD												
UOP	1,764	20	353	76,890												VALUATION BY STANDARD												
TOTALS			9,832	5,571	1,213,475												VALUATION BY STANDARD											
EXTRA FEATURES			96100 PINEY ISLAND DR, FERNANDINA BEACH													VALUATION BY STANDARD												
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	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	100	2024	2023		100	10,000													
2	0462	ST/AL FNC	0	100	0	0	1,344.00	SF	10.00	100	2024	2023		100	13,440													
3	0855	CONC PAVER	0	100	0	0	1,973.00	SF	10.00	100	2024	2023		100	19,730													
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	100	2024	2023		100	38,250													
LAND DESCRIPTION																	TOTAL OB/XF 81,420											
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	000100	C	SFR	100			0.00	0.00	5.32	AC		1.00	1.00	1.00	80,000.00	80,000.00	425,600											
REVIEW DATE 11/15/2023 BY DJ Total Acres: 5.32 Total Land Value: 425,600 Market: 0 Agricultural: 0 Common: 425,600 PRINTED 08/06/2024 BY SYS																												