LOT 38
PINEY ISLAND II PB 4/97

RJO LIVING TRUST/O'SHIELDS RYAN T TRUSTEE
95011 PINEY ISLAND CT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

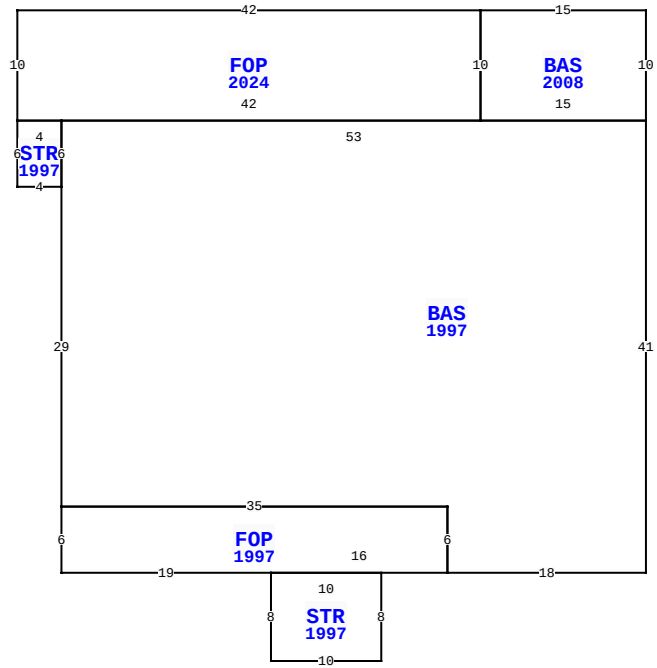
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	1,963	270,643
BAS	150	100	150	20,681
FOP	210	30	63	8,686
FOP	420	30	126	17,372
STR	24	10	2	276
STR	80	10	8	1,103
TOTALS	2,847		2,312	318,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,312	105.3500	158.02	365,342	1997	1997	0	0	0	12.75	87.25

1 SFR CUST – 100% - 2024 Heated Area: 2113 HX Base Yr 2024



95011 PINEY ISLAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		387,689
TOTAL MARKET OB/XF VALUE		74,297
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		886,986
SOH/AGL Deduction		0
ASSESSED VALUE		886,986
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		836,986
TOTAL JUST VALUE		886,986
NCON VALUE		55,548
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016324		144,356	12/21/2023
23003805	SWIM POOL	100,000	03/22/2023
M1805301	H/AC	0	05/25/2018
B1733670	REAR WINDOW/DOOR	8,500	01/12/2017
B1633503	REMODEL	2,400	12/01/2016
B21328	REMODEL	14,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/0766	3/15/2023	QC	U	I	11	100
GRANTOR: O'SHIELDS REAL ESTATE						
GRANTEE: RJO LIVING TRUST						
2479/1537	7/15/2021	WD	Q	I	01	560,000
GRANTOR: SANCHEZ ART & BARBARA						
GRANTEE: O'SHIELDS REAL ESTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=-53,16] S29 E35 S6 E18 N41 W53 S6 $
FOP=[YR=2024;ORIG=-15,0] W42 S10 E42 N10 $
FOP=[YR=1997;ORIG=-53,45] S6 E19 E16 N6 W35 $
BAS=[YR=2008;ORIG=0,0] W15 S10 E15 N10 $
STR=[YR=1997;ORIG=-34,51] S8 E10 N8 W10 $
STR=[YR=1997;ORIG=-57,10] S6 E4 N6 W4 $
.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	924.00	SF	5.20	5.20	100	1997	1997	3	73	3,508	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
3	0300	BOAT DCK W	0	100	135	5	675.00	SF	40.00	40.00	100	2010	2010	3	60	16,200	
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2010	2010	3	45	405	
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2010	2010	3	60	3,120	
6	0810	CONCRETE A	0	100	9	6	54.00	SF	6.50	6.50	100	1999	1999	3	77	270	
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	480	
8	0820	WOOD WALK	0	100	0	0	200.00	SF	11.75	11.75	100	2001	2001	3	40	940	
9	0811	CONCRETE B	0	100	0	0	563.00	SF	5.20	5.20	100	2008	2008	3	89	2,606	
10	0862	POOL VINYL	1	100	35	14	490.00	SF	50.00	50.00	100	2024	2023		100	24,500	

TOTAL OB/XF 54,829

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							

REVIEW DATE 11/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/06/2024 BY SYS

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FERNANDINA BEACH, FL 32034

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

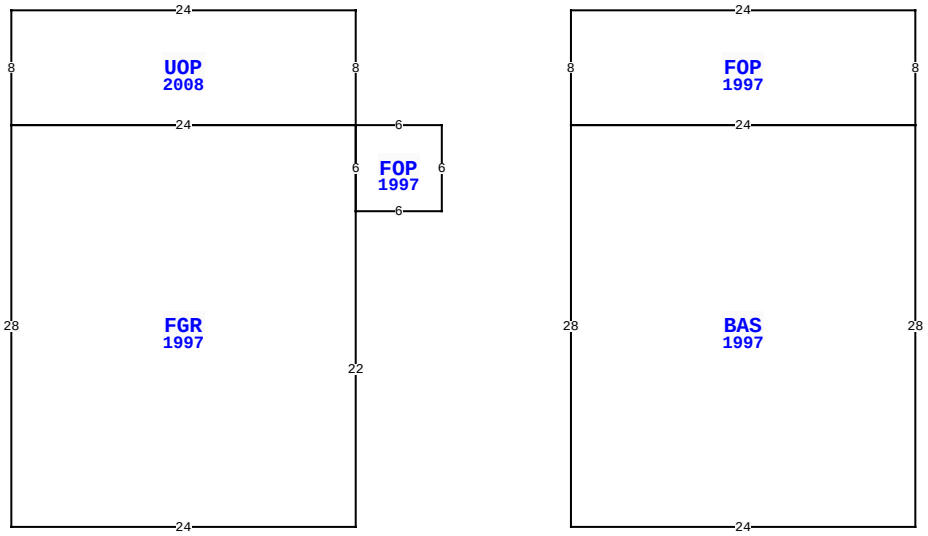
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	40,313
FGR	672	55	370	22,196
FOP	36	30	11	660
FOP	192	30	58	3,479
UOP	192	20	38	2,279
TOTALS	1,764		1,149	68,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	1,149	137.1216	68.56	78,775	1997	1997	0	0	0	12.50	87.50

2 ACCESORY U – 100% - 2024 Heated Area: 672 HX Base Yr 2024



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XF DATE		LAND DATE	05/24/2023 MLU
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95011 PINEY ISLAND CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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NCON VALUE		55,548
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963489	NEW CONSTR	127,167	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: O'SHIELDS REAL ESTATE						
GRANTEE: RJO LIVING TRUST						
2479/1537	7/15/2021	WD	Q	I	01	560,000
GRANTOR: SANCHEZ ART & BARBARA						
GRANTEE: O'SHIELDS REAL ESTA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W24 S8 FGR=[YR=1997] S28 E24 N22 FOP=[YR=1997] E6 N6W6 S6$ N6 W24$ E24 N8$ PTR= E15 FOP=[YR=1997] E24 S8 BAS=[YR=1997] S28 W24 N28 E24$ W24 N8$ W15 $.

EXTRA FEATURES

LN	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
11	0855	CONC PAVER	1	100	0	0	742.00	SF	10.00	10.00	100	2024	2023		100	7,420	
12	0812	CONCRETE C	1	100	0	0	3,012.00	SF	4.00	4.00	100	2024	2023		100	12,048	

LAND DESCRIPTION

TOTAL OB/XF 19,468

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/06/2024 BY SYS