

LOT 43 PT OF TRACT A
IN OR 1617/1208
PINEY ISLAND PB 4/63 & 64

HENKEL BRUCE B & ELIZABETH A
96167 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0043-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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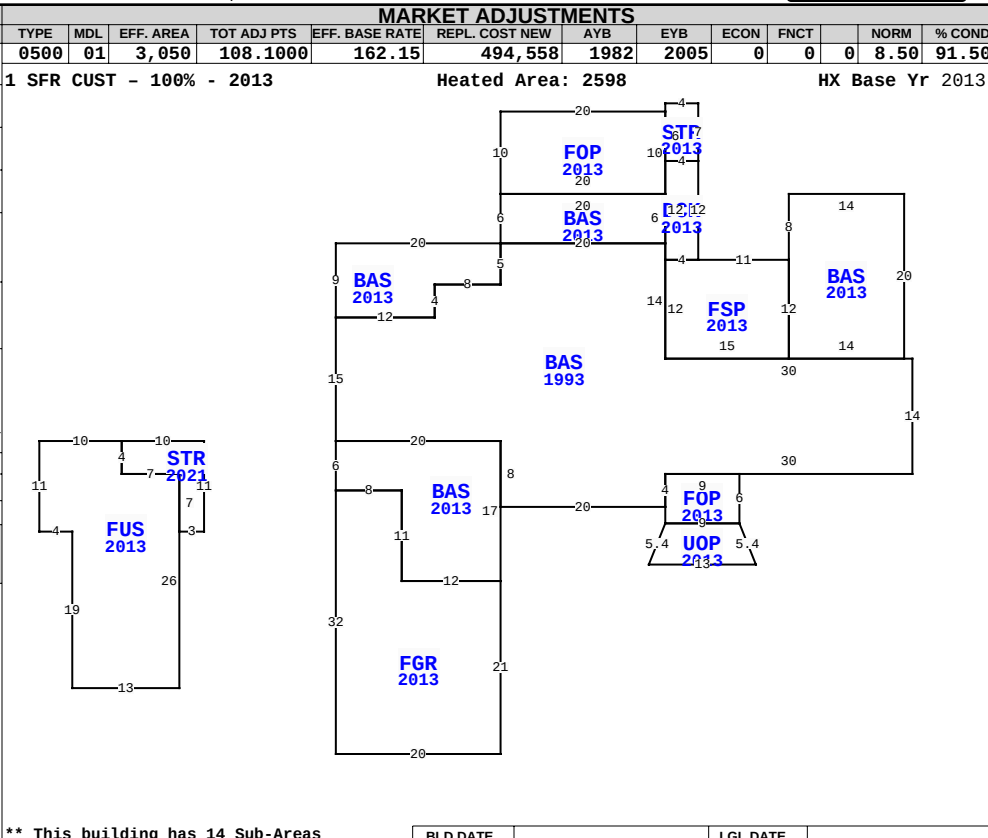
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	206,527
BAS	120	100	120	17,804
BAS	148	100	148	21,958
BAS	252	100	252	37,389
BAS	280	100	280	41,543
DCK	48	10	5	742
FGR	508	55	279	41,395
FOP	54	30	16	2,374
FOP	200	30	60	8,902
FSP	180	40	72	10,683
TOTALS	3,732		3,050	452,521

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0812	CONCRETE C	0 100	0	0	3,600.00	SF	4.00	4.00	100	2000	2000	3	79	11,376	
3	0300	BOAT DCK W	0 100	0	0	580.00	SF	40.00	40.00	100	2005	2005	3	40	9,280	
4	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	82	1,886	
5	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2018	2018	3	82	1,640	
6	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	2018	2018	3	87	4,524	

LAND DESCRIPTION			TOTAL OB/XF 30,509													
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
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

REVIEW DATE	03/24/2022	BY	KWA	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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** This building has 14 Sub-Areas	BLD DATE	LGL DATE	05/24/2023	MLU
96167 PINEY ISLAND DR, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 7	
BUILDING MARKET VALUE			Tax Dist:	
TOTAL MARKET OB/XF VALUE			452,521	
TOTAL LAND VALUE - MARKET			30,509	
TOTAL MARKET VALUE			425,000	
SOH/AGL Deduction			908,030	
ASSESSED VALUE			565,951	
TOTAL EXEMPTION VALUE			342,079	
BASE TAXABLE VALUE			HX HB	
TOTAL JUST VALUE			50,000	
NCON VALUE			292,079	
INCOME VALUE			908,030	
PREVIOUS YEAR MKT VALUE			0	
			871,218	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318309	H/AC	0	05/24/2013
B1326879	ADDITION	282,947	02/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1617/1208	4/30/2009	WD	Q	I	01
					SALE PRICE
					325,000
GRANTOR: TURNER CHARLES B & TH					
GRANTEE: HENKEL BRUCE B & EL					
1242/0850	6/30/2004	WD	Q	I	
					310,000
GRANTOR: HOLLAND V BURNELL & B					
GRANTEE: TURNER CHARLES B &					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2013] W14 S8 FSP=[YR=2013] W11 DCK=[YR=2013] N12		
STR=[YR=2013] N7 W4 S1 FOP=[YR=2013] W20 S10 BAS=[YR=2013]		
S6 BAS=[YR=2013] W20 S9 BAS=[YR=1993] S15 BAS=[YR=2013] S6		
FGR=[YR=2013] S32 E20 N21 W12 N11 W8 \$ E8 S11 E12 N17 W20 \$		
E20 S8 E20 FOP=[YR=2013] S2 UOP=[YR=2013] D5 L2 E13 U5 L2		
W9 \$ E9 N6 W9 S4 \$ N4 E30 N14 W30 N14 W20 S5 W8 S4 W12 \$ E12		
N4 E8 N5\$ E20 N6 W20 \$ E20 N10 \$ S6 E4 \$ W4 S12 E4 \$ W4 S12		
E15 N12 \$ S12 E14 N20 \$ PTR= W85 S30 STR=[YR=2021] W10		
FUS=[YR=2013] W10 S11 E4 S19 E13 N26 W7 N4\$ S4 E7 S7 E3 N11\$		
N30 E85\$.		