

LOT 45
IN OR 1879/387
PINEY ISLAND II PB 4/97

DRAKE MARSHALL W & DEBORAH A
96162 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 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	856	100	856	98,473
BAS	372	100	372	42,794
BAS	264	100	264	30,370
DCK	128	10	13	1,496
FGR	462	55	254	29,219
FOP	69	30	21	2,416
FSP	348	40	139	15,990
FUS	556	100	556	63,961
STP	40	10	4	460
UOP	50	20	10	1,150
TOTALS	3,145		2,489	286,329

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	2,170.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	1242	WD DECK A	0	100	0	0	75.00	SF	10.00	10.00	
4	1242	WD DECK A	0	100	0	0	96.00	SF	10.00	10.00	
5	1242	WD DECK A	0	100	0	0	75.00	SF	10.00	10.00	
6	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	
7	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,489	110.8800	138.60	344,975	1989	1989	0	0	0 17.00	83.00
1 SNGL FAM - 100% - 2014 Heated Area: 2048 HX Base Yr 2014											

96162 PINEY ISLAND DR, FERNANDINA BEACH											
BLD DATE: 03/22/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		286,329	
TOTAL MARKET OB/XF VALUE		9,039	
TOTAL LAND VALUE - MARKET		205,000	
TOTAL MARKET VALUE		500,368	
SOH/AGL Deduction		229,951	
ASSESSED VALUE		270,417	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		220,417	
TOTAL JUST VALUE		500,368	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707161	REPAIR/RRF	7,950	11/01/2017
B1704517	REMODEL - WINDOWS	2,431	07/01/2017
R0507703	REPAIR/RRF	1,000	06/01/2005
B0047465	ADDITION	3,420	08/01/2000
5290	NEW CONSTR	3,600	08/16/1989
2776	H/AC	3,500	10/21/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1879/0387	9/13/2013	WD Q	Q	I	02	305,500
GRANTOR: POWELL DARREL R & VIR						
GRANTEE: DRAKE MARSHALL W &						
1376/1591	12/28/2005	WD U	U	I	01	100
GRANTOR: POWELL DARRELL R & VI						
GRANTEE: POWELL DARRELL R &						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
FSP=[YR=2004] W29 S8 DCK=[YR=2006] W8 STP=[YR=2006] U5 L5
L4 D4 D5 R5 R4 U4 \$/S4W4S8BAS=[YR=2006] S22 E12 N22W12 \$
E12 N12\$ S4BAS=[YR=1993] S35 E7 FOP=[YR=1993] S9 E10 N2
FGR=[YR=1993] E21 N22 W21 S22 \$ N4 W7 N3 W3 \$ E3 S3 E7 N18
E12 N20 W29 \$ E29 N12 \$ PTR= E30 BAS=[YR=2004]
E9UOP=[YR=2001] N5 E10 S5 W10 \$ E20 S12 FUS=[YR=1993] S20
W29 N20 E10 S4 E6 N4 E13 \$ W13 S4 W6 N4 W10 N12 \$ W30 \$.