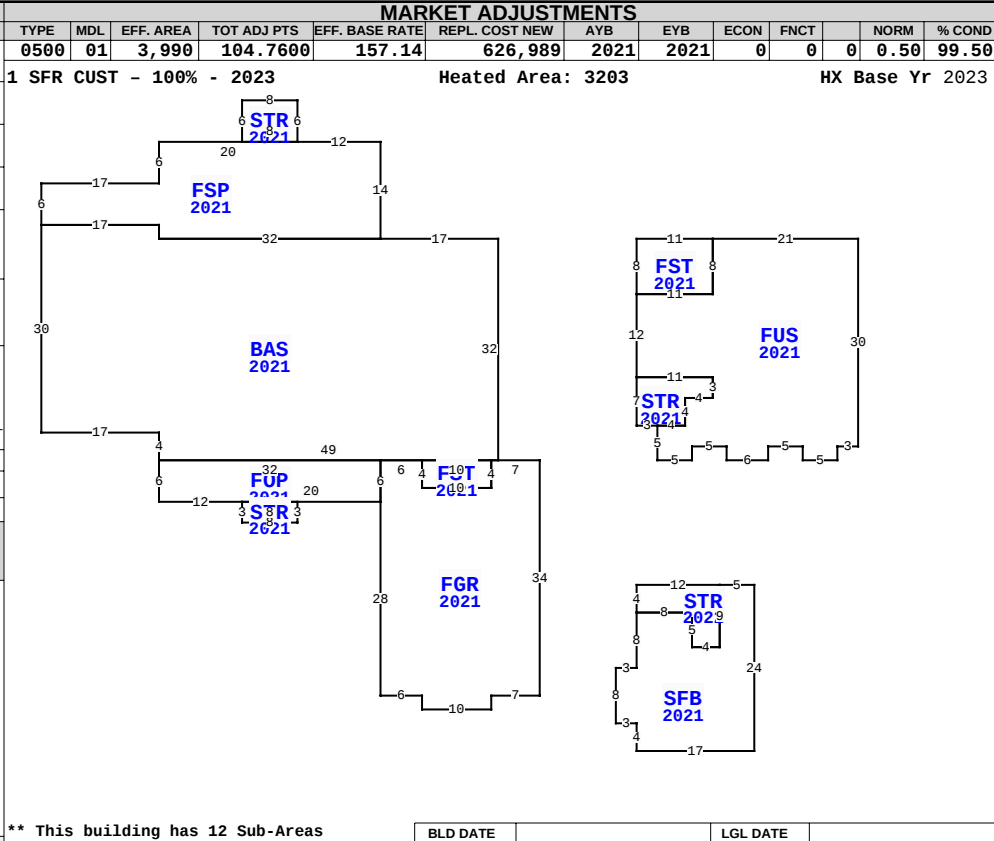




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,078	100	2,078	324,904
FGR	762	55	419	65,513
FOP	192	30	58	9,068
FSP	550	40	220	34,398
FST	40	55	22	3,440
FST	88	55	48	7,505
FUS	834	100	834	130,400
SFB	364	80	291	45,499
STR	24	10	2	312
STR	48	10	5	782
TOTALS	5,109		3,990	623,854



96150 PINEY ISLAND DR, FERNANDINA BEACH, FL 32034

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
3	0855	CONC PAVER	0 100	0	0	2,076.00	SF	10.00	10.00	100	2021	2021	3	99	20,552	
4	0861	POOL GUNIT	1 100	0	0	420.00	SF	85.00	85.00	100	2024	2023		100	35,700	
5	0855	CONC PAVER	1 100	0	0	678.00	SF	10.00	10.00	100	2024	2023		100	6,780	

LAND DESCRIPTION										TOTAL OB/XF										68,477	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000.00				

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																623,854		
TOTAL LAND VALUE - MARKET																205,000		
TOTAL MARKET VALUE																897,331		
SOH/AGL Deduction																34,057		
ASSESSED VALUE																863,274		
TOTAL EXEMPTION VALUE																HX HB 50,000		
BASE TAXABLE VALUE																813,274		
TOTAL JUST VALUE																897,331		
NCON VALUE																42,480		
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE																796,887		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007129	POOL		06/02/2023
C203190	CO ISSUED	0	05/24/2021
B203190	NEW CONSTR	410,794	04/29/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2354/0030	4/14/2020	WD	U	V	30	134,000			
GRANTOR: RAINES LEWIS DONALD &									
GRANTEE: RAINES CRYSTAL B &									
2352/1260	4/07/2020	WD	U	V	11	100			
GRANTOR: SOPHER TERRY R JR & C									
GRANTEE: RAINES LEWIS D & NA									

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] N14 W12 STR=[YR=2021] N6 W8 S6 E8\$ W20 S6 W17 S6 E17 S2 E32\$ W32 N2 W17 S30 E17 S4 FOP=[YR=2021] S6 E12 STR=[YR=2021] S3 E8 N3 W8\$ E20 FGR=[YR=2021] S28 E6 S2 E10 N2 E7 N34 W7 FST=[YR=2021] W10 S4 E10 N4\$ S4 W10 N4 W6 S6\$ N6 W32\$ E49 N32\$ PTR= E20 FST=[YR=2021] E11 FUS=[YR=2021] E21 S30 W3 S2 W5 N2 W5 S2 W6 N2 W5 S2 W5 N5 STR=[YR=2021] W3 N7 E11 S3 W4 S4 W4 \$ E4 N4 E4 N3 W11 N12 E11 N8\$ S8 W11 N8\$ W20\$ PTR= S50 E20 STR=[YR=2022] E12 SFB=[YR=2021] E5 S24 W17 N4 W3 N8 E3 N8 E8 S5 E4 N9 \$ S9 W4 N5 W8 N4\$ W20 N50\$.