LOT 50
IN OR 1312/1233
PINEY ISLAND II PB 4/97

HURST WILLIAM P
96136 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0050-0000

BUILDING CHARACTERISTICS

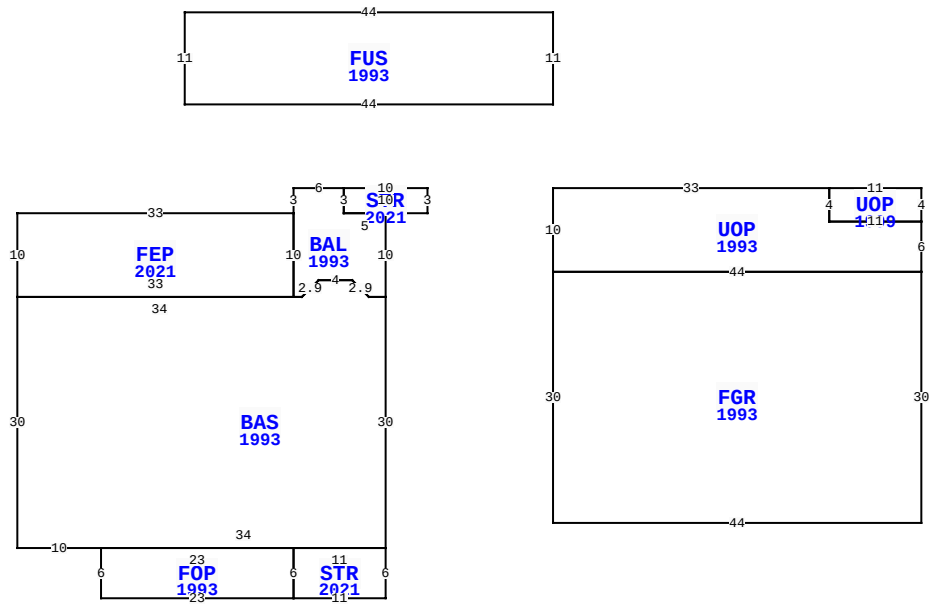
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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
BAL	116	15	17	2,001
BAS	1,332	100	1,332	156,780
FEP	330	80	264	31,073
FGR	1,320	55	726	85,452
FOP	138	30	41	4,826
FUS	484	100	484	56,968
STR	30	10	3	353
STR	66	10	7	824
UOP	396	20	79	9,298
UOP	44	20	9	1,059
TOTALS	4,256		2,962	348,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,962	111.0375	138.80	411,126	1991	1991	0	0	0	15.20	84.80

1 SNGL FAM – 100% - 2006 Heated Area: 1816 HX Base Yr 2006



96136 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2024 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		348,635
TOTAL MARKET OB/XF VALUE		3,182
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		556,817
SOH/AGL Deduction		269,182
ASSESSED VALUE		287,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,635
TOTAL JUST VALUE		556,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702652	REPAIR/RRF	14,000	04/01/2017
4127	NEW CONSTR	4,095	11/15/1990
6730	NEW CONSTR	97,900	09/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1233	4/26/2005	WD	Q	I		450,000
GRANTOR: JACKSON CHRIS & ASHLE						
GRANTEE: HURST WILLIAM P & D						
1238/1478	6/17/2004	WD	Q	I		325,000
GRANTOR: MCCARROLL MICHAEL						
GRANTEE: JACKSON CHRIS & ASH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] E33 UOP=[YR=1999] E11 S4 W11 N4$ S4E11 S6
FGR=[YR=1993] S30 W44 N30 E44$ W44 N10$ PTR= W15
STR=[YR=2021] W10 BAL=[YR=1993] W6 S3 FEP=[YR=2021] W33
S10 BAS=[YR=1993] S30 E10 FOP=[YR=1993] S6 E23
STR=[YR=2021] E11 N6 W11 S6$ N6 W23$ E34 N30 W2 U2 L2 W4
D2 L2 W34$ E33 N10$ S10 E1 U2 R2 E4 D2 R2 E2 N10 W5 N3$
S3 E10 N3$ E15 PTR=N10 FUS=[YR=1993] N11 W44 S11 E44$ S10$.

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	0812	CONCRETE C	0	100	0	0	1,283.00	SF	4.00	4.00	100	1991	1991	3	62	3,182	

LAND DESCRIPTION

TOTAL OB/XF 3,182

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	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							

REVIEW DATE 03/23/2022 BY KWA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 08/06/2024 BY SYS