

PEAT DAVID W & LISA M
96215 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0051-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 50
Exterior Wall17CB STUCCO 50
Roof Structur08IRREGULAR 100
Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 70
Interior Floo14CARPET 30
Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units03MASONRY 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4016-00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1,606	246,839
FGR	840	55	462	71,009
FOP	20	30	6	922
FSP	288	40	115	17,676
FST	210	55	116	17,829
FST	576	55	317	48,723
PTO	80	5	4	615
UOP	132	20	26	3,996
UOP	288	20	58	8,915

TOTALS4,0402,710416,522

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,710114.3360171.50464,765200220020010.3889.62

1 SFR CUST - 0% - 0 Heated Area: 1606 HX Base Yr

3688851616365

UOP
2002

1616365

FST
2002

365

PTC
2002

3925142515FST
2002

141014677618UOP
2002

3688851616365

FSP
2007

365

16365

BAS
2002

45OF5
2002

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARDTax Group: 7 Tax Dist:

BUILDING MARKET VALUE416,522TOTAL MARKET OB/XF VALUE18,737TOTAL LAND VALUE - MARKET205,000TOTAL MARKET VALUE640,259SOH/AGL Deduction128,982ASSESSED VALUE511,277TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE511,277TOTAL JUST VALUE640,259NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE551,332

SALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYVOLUME / RSNSALE PRICE

1577/05527/17/2008WDQI92,000

GRANTOR: BETTUA RICHARD K GRANTEE: PEAT DAVID W & LISA

0993/07656/21/2001WDAQV92,500

GRANTOR: PARROTT EDWIN C & CAR GRANTEE: BETTUA RICHARD K

BUILDING NOTES

BUILDING DIMENSIONSPTO=[YR=2002] W5 UOP=[YR=2002] N8 W36 S8 FST=[YR=2002] S16 FGR=[YR=2002] W3 S25 E14 FST=[YR=2002] E4 UOP=[YR=2002] S7 W6 S5 E18 N5 W6 N7 W6 \$ E10 N15 W14 S15 \$ N15 E14 S15 E14 N25 W39 \$ E36 N16 W36 \$ E36 \$ S16 E5 N16 \$ PTR= E15 FSP=[YR=2007] E36 S8 BAS=[YR=2002] S16 E3 S25 W19 FOP=[YR=2002] N5 W4 S5 E4 \$ N5 W4 S5 W19 N25 E3 N16 E36 \$ W36 N8 \$ W15 \$.

LAND DESCRIPTION TOTAL OB/XF 18,737

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONE FRONT DEPTH TOT LND UTSTITUNIT TYPEDPHT FACT% CONDTOT ADJ UNIT PRICELAND VALUEADJUSTMENTS AND NOTESYEAR DENSITYDECL FRZYR CONSRV

1000116CSFR MARSH0RSF-10.000.001.00LT1.001.001.00205,000.00205,000.00205,000

REVIEW DATE 07/13/2020 BY KWA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 08/06/2024 BY SYS