



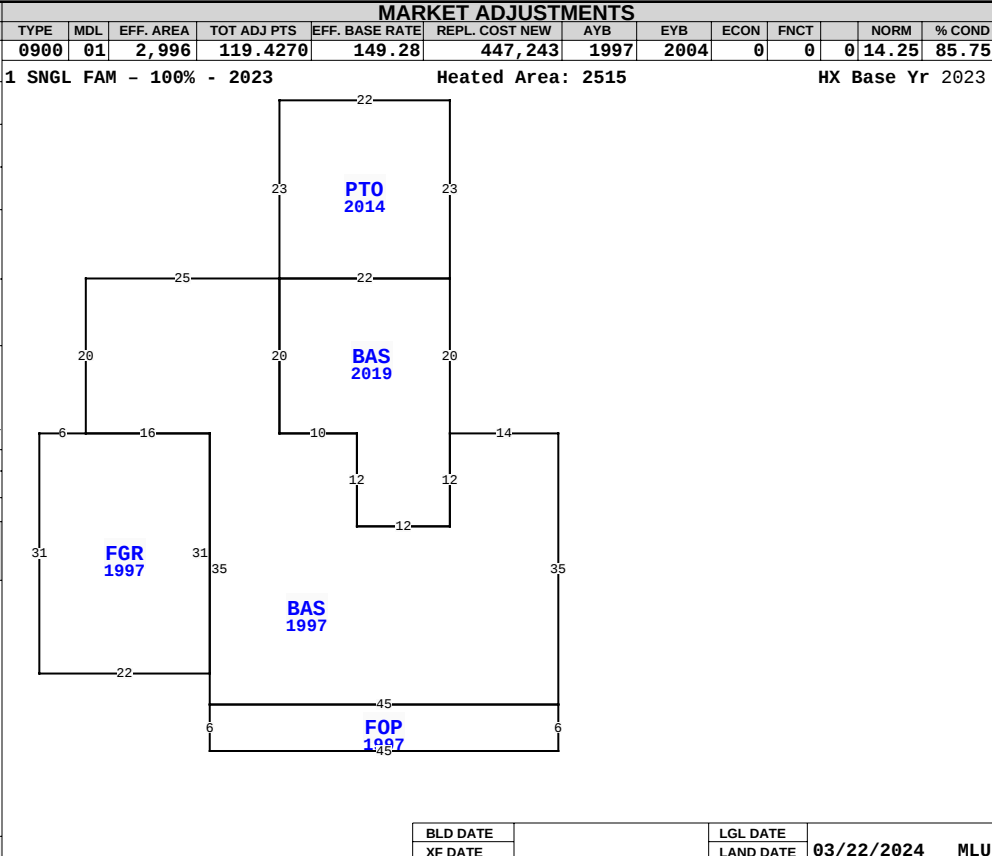
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,931	100	1,931	247,183
BAS	584	100	584	74,757
FGR	682	55	375	48,003
FOP	270	30	81	10,369
PTO	506	5	25	3,200
TOTALS	3,973		2,996	383,511

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0825	BRICK	0	100	30	3	90.00	SF	12.50	12.50	
3	0825	BRICK	0	100	0	0	48.00	SF	12.50	12.50	
4	0812	CONCRETE C	0	100	0	0	1,240.00	SF	4.00	4.00	
5	1242	WD DECK A	0	100	0	0	400.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



96102 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/22/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 7		Tax Dist:			
BUILDING MARKET VALUE		383,511			
TOTAL MARKET OB/XF VALUE		9,172			
TOTAL LAND VALUE - MARKET		150,000			
TOTAL MARKET VALUE		542,683			
SOH/AGL Deduction		25,790			
ASSESSED VALUE		516,893			
TOTAL EXEMPTION VALUE		HX HB			
BASE TAXABLE VALUE		466,893			
TOTAL JUST VALUE		542,683			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		501,838			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703437	REPAIR/RRF	15,000	06/01/2017
B1428666	REMODEL	48,528	04/01/2014
P972214	NEW CONSTR	0	07/01/1997
973812	TEMP POLE	0	06/01/1997
973923	NEW CONSTR	128,000	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1636	12/28/2022	WD	Q	I	01	590,000
GRANTOR: COGAN TIMOTHY J & CYN						
GRANTEE: MCCOY DANIELLE MARI						
2304/0275	9/13/2019	WD	Q	I	01	369,000
GRANTOR: CONN PENELOPE P & BRA						
GRANTEE: COGAN TIMOTHY J & C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W14BAS=[YR=2019] N20 PTO=[YR=2014] N23 W22 S23 E22 \$ W22 S20 E10 S12 E12 N12\$ S12 W12 N12 W10 N20 W25 S20 FGR=[YR=1997] W6 S31 E22N31 W16\$ E16 S35 FOP=[YR=1997] S6 E45 N6 W45\$ E45 N35 \$.											