LOT 61
PINEY ISLAND II PB 4/97

PATTON BARBARA ALVERSON L/E/
96092 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

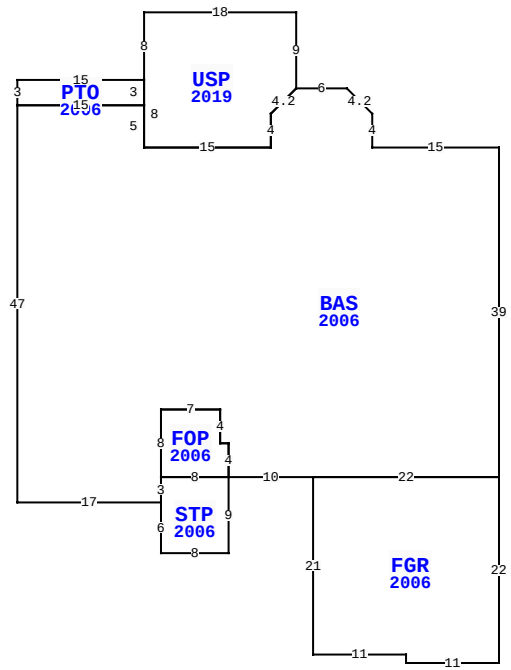
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,364	100	2,364	303,066
FGR	473	55	260	33,333
FOP	60	30	18	2,308
PTO	45	5	2	256
STP	72	10	7	898
USP	272	30	82	10,512
TOTALS	3,286		2,733	350,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,733	112.0896	140.11	382,921	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2016 Heated Area: 2364 HX Base Yr 2016



96092 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		350,373
TOTAL MARKET OB/XF VALUE		9,237
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		509,610
SOH/AGL Deduction		210,236
ASSESSED VALUE		299,374
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		199,374
TOTAL JUST VALUE		509,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11329	MECH OTHER	0	04/01/2006
P10883	OTHER	0	03/01/2006
E16530	ELEC OTHER	0	01/01/2006
C16054	CO ISSUED	210,000	09/01/2005
B16054	NEW CONSTR	210,000	09/01/2005
R08221	REPAIR/RRF	1,900	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1015	5/28/2024	QC	U	I	11	100
GRANTOR: PATTON BARBARA A						
GRANTEE: ANDERSON JAMES F						
2020/1472	12/04/2015	SW	U	I	12	231,000
GRANTOR: WELLS FARGO BANK						
GRANTEE: PATTON HENRY T JR &						

BUILDING NOTES

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	1,749.00	SF	4.00	4.00	100	2006	2006	3	87	6,087	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	

BUILDING DIMENSIONS

BAS=[YR=2006] W15 N4 U3 L3 W6 USP=[YR=2019] N9 W18 S8
PTO=[YR=2006] W15 S3 E15 N3$ S8 E15 N4 U3 R3 $ D3 L3 S4
W15 N5 W15 S47 E17 STP=[YR=2006] S6 E8 N9 W8 S3 $
N3FOP=[YR=2006] E8 N4 W1 N4W7 S8 $ N8 E7 S4 E1 S4 E10
FGR=[YR=2006] S21 E11 S1 E11 N22 W22 $ E22 N39 $.

LAND DESCRIPTION

TOTAL OB/XF 9,237

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 07/13/2020 BY KWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS