LOT 74 PT OF TRACT B
IN OR 1710/901
PINEY ISLAND PB 4/63 & 64

DYE AMY L
96044 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0074-0000

BUILDING CHARACTERISTICS

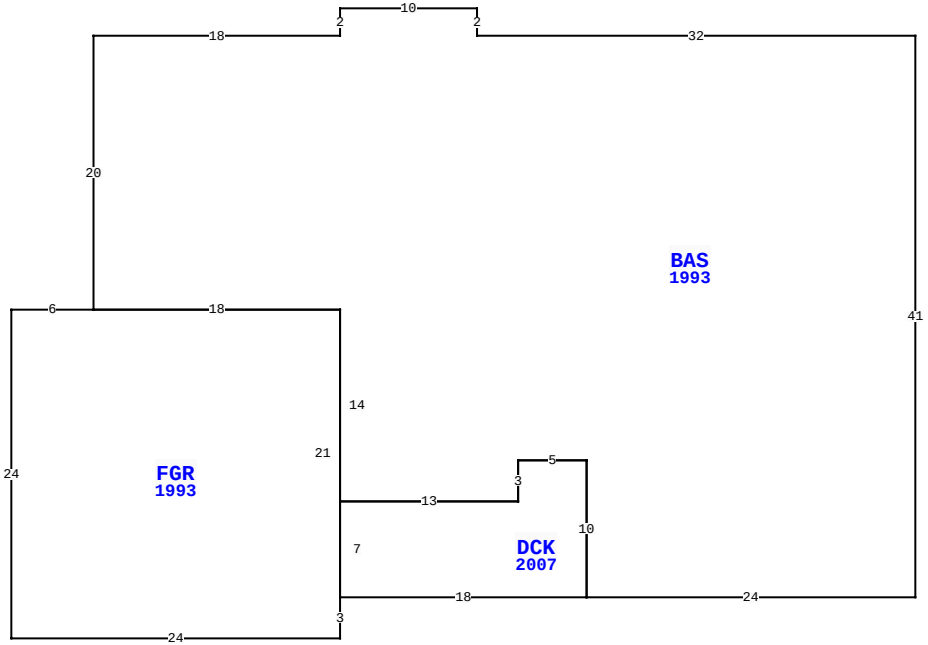
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,961	100	1,961	230,197
DCK	141	10	14	1,644
FGR	576	55	317	37,212
TOTALS	2,678		2,292	269,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,292	111.1320	138.92	318,405	1989	1989	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2011 Heated Area: 1961 HX Base Yr 2011



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

96044 PINEY ISLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		269,052
TOTAL MARKET OB/XF VALUE		30,473
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		474,525
SOH/AGL Deduction		270,886
ASSESSED VALUE		203,639
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,639
TOTAL JUST VALUE		474,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996369	SWIM POOL	15,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1710/0901	11/15/2010	QC	U	I	11	100
GRANTOR: HOSHALL CLARK V JR						
GRANTEE: DYE AMY L						
1425/0243	6/30/2006	WD	U	I	19	290,900
GRANTOR: NORTH FLORIDA RESOURC						
GRANTEE: HOSHALL CLARK V JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 N2 W10 S2 W18 S20 FGR=[YR=1993] W6 S24 E24 N3 DCK=[YR=2007] E18 N10 W5 S3 W13 S7 $ N21 W18 $ E18 S14 E13 N3 E5 S10 E24 N41 $.

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	1,937.00	SF	4.00	4.00	100	1989	1989	3	57	4,416	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0866	POOL FIBER	0	100	40	18	720.00	SF	72.00	72.00	100	1999	1999	3	20	10,368	
4	0845	KOOL DECK	0	100	0	0	2,060.00	SF	7.25	7.25	100	1999	1999	3	77	11,500	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400	
6	0462	ST/AL FNC	0	100	0	0	510.00	SF	10.00	10.00	100	2001	2001	3	29	1,479	

LAND DESCRIPTION

TOTAL OB/XF 30,473

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	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS