

LOT 218 PT OF TRACT A
IN OR 2193/1504
PINEY ISLAND PB 4/63 & 64

GARDEN ISIDRO R & JENELLE N
96063 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0218-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,261	100	1,261	128,857
FGR	555	55	305	31,167
FUS	799	100	799	81,647
PT0	44	5	2	204
SFB	336	80	269	27,488

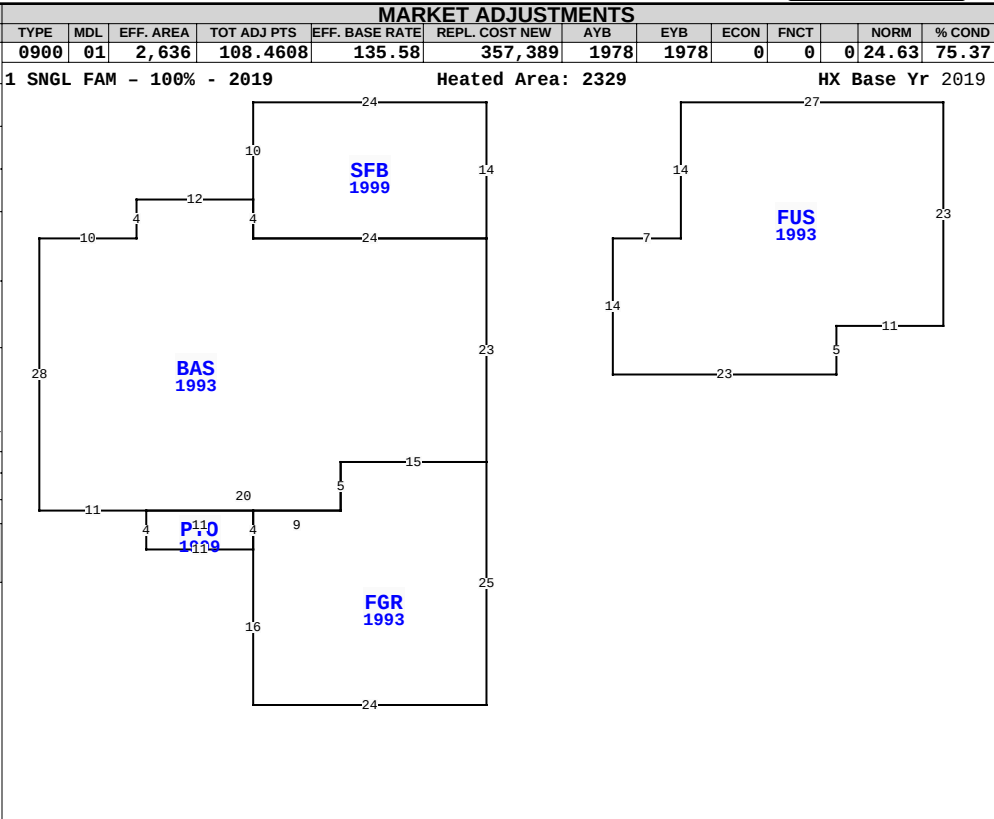
TOTALS	2,995		2,636	269,364
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EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	0	0	439.00	SF	6.50	6.50	100	1980	1980	3	32.5	927	
2	0812	CONCRETE C	0	100	0	0	2,384.00	SF	4.00	4.00	100	1985	1985	3	47	4,482	
3	0810	CONCRETE A	0	100	13	10	130.00	SF	5.20	5.20	100	1999	1999	3	77	521	
4	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2008	2008	3	35	560	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



96063 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/22/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0810	CONCRETE A	0	100	0	0	439.00	SF	6.50	6.50	100	1980	1980	3	32.5	927	
2	0812	CONCRETE C	0	100	0	0	2,384.00	SF	4.00	4.00	100	1985	1985	3	47	4,482	
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4	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2008	2008	3	35	560	

TOTAL OB/XF 6,490

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	330,550
TOTAL MARKET OB/XF VALUE	6,490
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	487,040
SOH/AGL Deduction	197,558
ASSESSED VALUE	289,482
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	239,482
TOTAL JUST VALUE	487,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516733	ADDITION	19,019	12/01/2005
R08644	REPAIR/RRF	560	12/01/2005

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B0516733	ADDITION	19,019	12/01/2005
R08644	REPAIR/RRF	560	12/01/2005

BUILDING NOTES
BUILDING DIMENSIONS
SFB=[YR=1999] W24 S10 BAS=[YR=1993] W12 S4 W10 S28 E11
PT0=[YR=1999] S4 E11 FGR=[YR=1993] S16 E24 N25 W15 S5 W9 S4
\$ N4 W11 \$ E20 N5 E15 N23 W24 N4 \$ S4 E24 N14 \$ PTR=E20
FUS=[YR=1993] E27 S23 W11 S5 W23 N14 E7 N14\$ W20\$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										7									
ELEMENT		CD	05 AVERAGE 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM		% COND		VALUATION BY		STANDARD					
Exterior Wall		03	GABLE/HIP 100		0150		01	1,145	110.1870	55.09		63,078		2006	2016	0		0		3.00		97.00		Tax Group: 7		Tax Dist:			
Roof Structur		03			2		ACCESORY U - 0% - 2019				Heated Area: 1024				HX Base Yr 2019								BUILDING MARKET VALUE		330,550				
Roof Cover		03	COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE		6,490				
Interior Wall		05	DRYWALL 100																				TOTAL LAND VALUE - MARKET		150,000				
Interior Floo		13	LVT/LAMNT 100																				TOTAL MARKET VALUE		487,040				
Air Condition		02	WINDOW 100																				SOH/AGL Deduction		197,558				
Heating Type		03	FORCED AIR 100																				ASSESSED VALUE		289,482				
Bedrooms		2	100																				TOTAL EXEMPTION VALUE		HX HB 50,000				
Bathrooms		1	100																				BASE TAXABLE VALUE		239,482				
Frame		02	WOOD FRAME 100																				TOTAL JUST VALUE		487,040				
Stories		2.	2. 100																				NCON VALUE		0				
Units		0	100																				INCOME VALUE						
Occupancy		00	NONE 100																				PREVIOUS YEAR MKT VALUE		422,028				
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		512	100	512	27,360																								
FOP		128	30	38	2,030																								
FUS		512	100	512	27,360																								
UST		24	45	11	588																								
UST		160	45	72	3,847																								
TOTALS		1,336		1,145	61,186																								
EXTRA FEATURES				96063 PINEY ISLAND DR, FERNANDINA BEACH																									
BLD DATE																													
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L		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												