IN OR 1290/863 R672647
R621814 & R621798 & R622337

OLDE AMELIA ESTATES LLC
98138 LITTLE PINEY ISLAND PL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

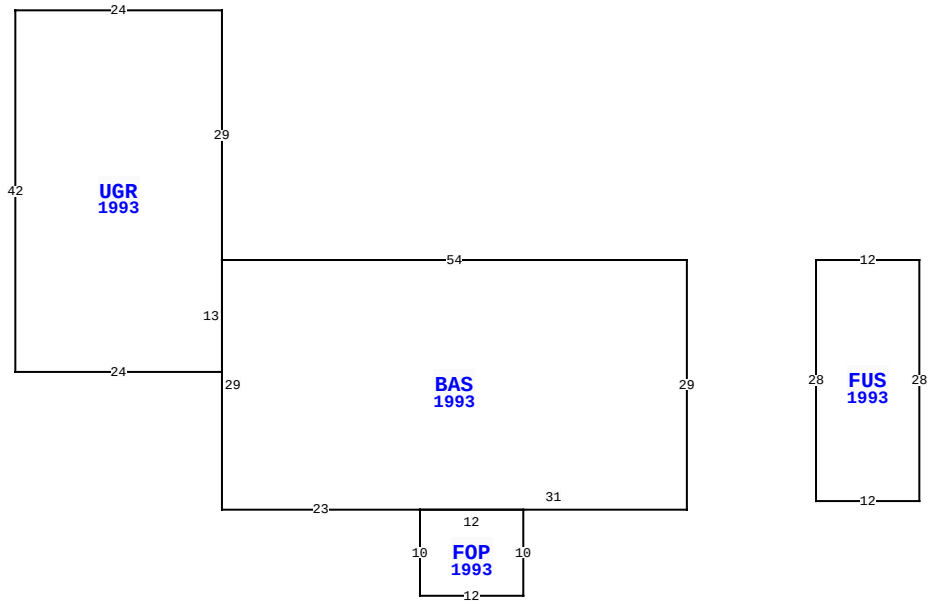
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	117,250
FOP	120	30	36	2,695
FUS	336	100	336	25,157
UGR	1,008	45	454	33,992
TOTALS	3,030		2,392	179,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	99.0780	94.12	225,135	1980	1980	0	0	0	20.45	79.55

1 SINGLE FAM – 0% - 0 Heated Area: 1902 HX Base Yr



96003 BOYSENBERRY LN, FERNANDINA BEACH

BLD DATE	08/27/2014	KK	LGL DATE	
XF DATE	12/05/2008	RK	LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	193,573
TOTAL MARKET OB/XF VALUE	7,798
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	268,871
SOH/AGL Deduction	20,824
ASSESSED VALUE	248,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,047
TOTAL JUST VALUE	268,871
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2005130	CHNGE SRVC	0	07/01/2020
B18677	REMODEL	3,889	10/31/2006
94-0687	CHNGE SRVC	250	01/01/1994
8470	TEMP POLE	100	10/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0863	1/25/2005	WD	Q	I		220,000
GRANTOR: THERRIAULT TERRY R						
GRANTEE: OLDE AMELIA ESTATES						
0979/1561	4/05/2001	WD	U	I	06	80,000
GRANTOR: SHIRAH REUBEN H & TAW						
GRANTEE: THERRIAULT TERRY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 UGR=[YR=1993] N29 W24 S42 E24 N13 $ S29 E23
FOP=[YR=1993] S10 E12 N10 W12 $ E31 N29 $ PTR= E15
FUS=[YR=1993] E12 S28 W12 N28 $ W15 $.

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	0810	CONCRETE A	0	0	8	16	128.00	SF	6.50	6.50	100	1970	1970	3	21	175	
2	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	1980	1980	3	32.5	423	
3	2810	MH SPACE	0	0	0	0	3.00	SF	2,400.00	2,400.00	100	0	0	3	100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 7,798

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	000800	C	MULTI-FAM	0	0006	RMH	0.00	0.00	1.00	AC		1.00	1.00	1.35	50,000.00	67,500.00	67,500							

REVIEW DATE 03/28/2019 BY KW Total Acres: 1.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS

IN OR 1290/863 R672647
R621814 & R621798 & R622337

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98138 LITTLE PINEY ISLAND PL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0059-0000

BUILDING CHARACTERISTICS

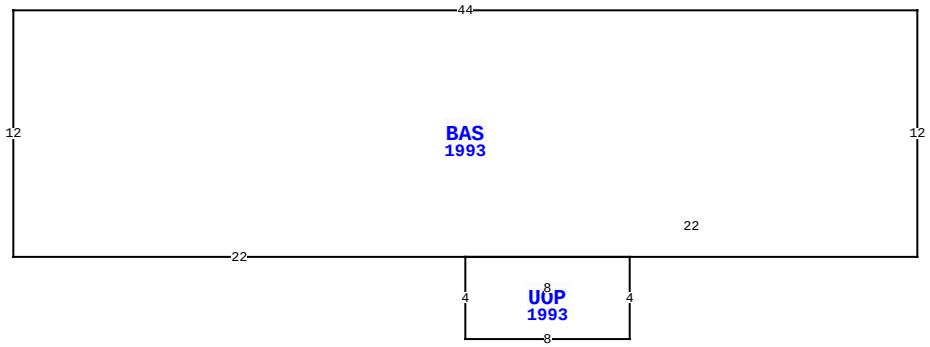
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	528	6,488
UOP	32	25	8	98
TOTALS	560		536	6,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	536	58.5200	40.96	21,955	1968	1968	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 528 HX Base Yr



96003 BOYSENBERRY LN, FERNANDINA BEACH

BLD DATE	08/27/2014	KK	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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ASSESSED VALUE	248,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,047
TOTAL JUST VALUE	268,871
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0863	1/25/2005	WD	Q	I		220,000
GRANTOR: THERRIAULT TERRY R						
GRANTEE: OLDE AMELIA ESTATES						
0979/1561	4/05/2001	WD	U	I	06	80,000
GRANTOR: SHIRAH REUBEN H & TAW						
GRANTEE: THERRIAULT TERRY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S12 E22 UOP=[YR=1993] S4 E8 N4 W8 $ E22 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/28/2019 BY KW Total Acres: 1.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS

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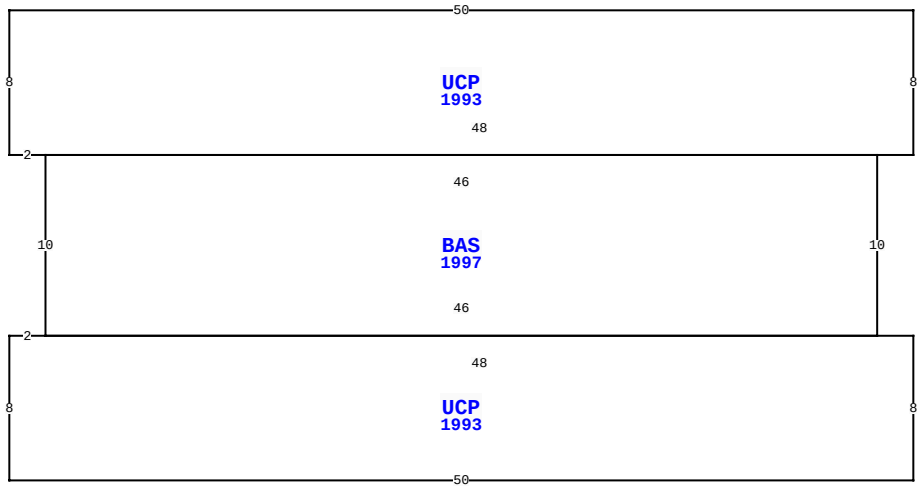
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	460	5,855
UCP	400	20	80	1,018
UCP	400	20	80	1,018
TOTALS	1,260		620	7,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	620	60.6200	42.43	26,307	1959	1959	0	0	0	70.00	30.00

5 M/H 93- – 0% - 0 Heated Area: 460 HX Base Yr



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0979/1561	4/05/2001	WD	U	I	06	80,000
GRANTOR: SHIRAH REUBEN H & TAW						
GRANTEE: THERRIAULT TERRY R						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W50 S8 E2 BAS=[YR=1997] S10 UCP=[YR=1993] W2 S8 E50 N8 W48$ E46 N10 W46$ E48 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2019 BY KW Total Acres: 1.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS