

LOT 1
IN OR 1929/62
LITTLE PINEY ISLAND PB 5/81

HINNANT STEVEN A & CAROL LE-BERT
96195 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

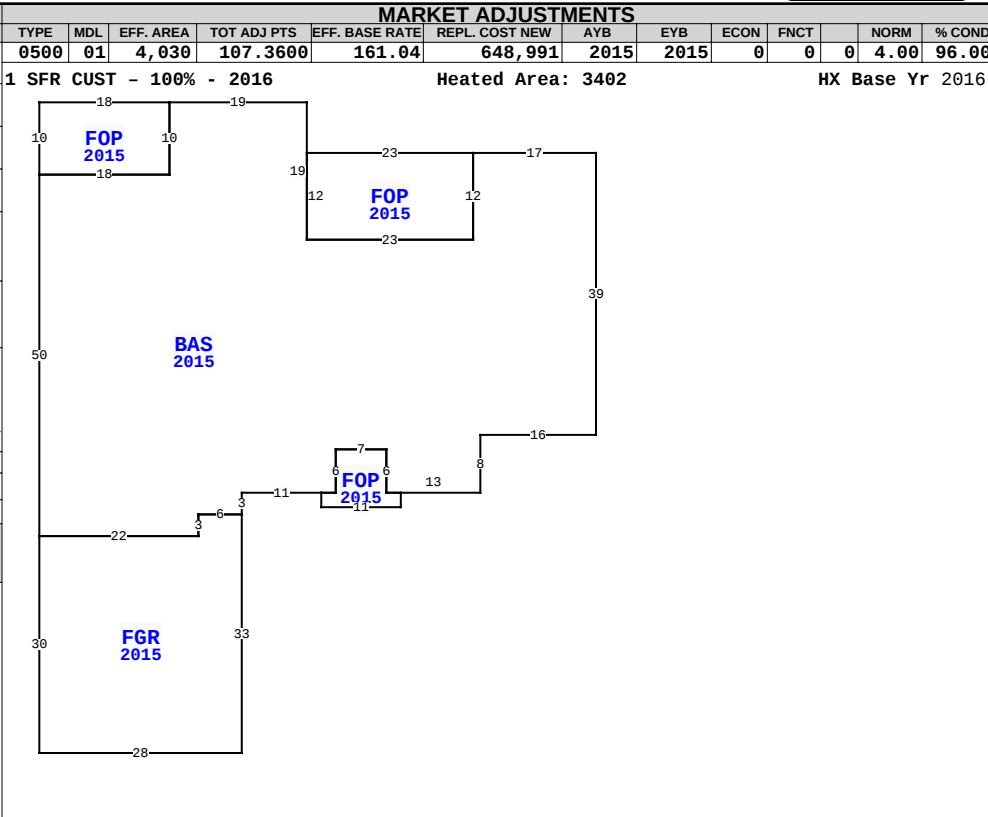
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,402	100	3,402	525,944
FGR	858	55	472	72,971
FOP	64	30	19	2,938
FOP	180	30	54	8,348
FOP	276	30	83	12,831

TOTALS	4,780		4,030	623,031
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	2,722.00	SF	10.00	
2	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	
3	0911	SCRN RM A	0 100	0	0	880.00	SF	17.50	
4	0855	CONC PAVER	0 100	0	0	600.00	SF	10.00	
5	0300	BOAT DCK W	0 100	0	0	700.00	SF	40.00	
6	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	
7	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00



96195 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/24/2023	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	0855	CONC PAVER	0 100	0	0	2,722.00	SF	10.00	10.00	100	2015	2015	3	95	25,859	
2	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	85.00	100	2015	2015	3	78	18,564	
3	0911	SCRN RM A	0 100	0	0	880.00	SF	17.50	17.50	100	2015	2015	3	70	10,780	
4	0855	CONC PAVER	0 100	0	0	600.00	SF	10.00	10.00	100	2015	2015	3	95	5,700	
5	0300	BOAT DCK W	0 100	0	0	700.00	SF	40.00	40.00	100	2015	2015	3	78	21,840	
6	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2015	2015	3	70	1,750	
7	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	2015	2015	3	78	4,056	

TOTAL OB/XF										88,549						
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
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7			STANDARD
BUILDING MARKET VALUE		Tax Dist:			623,031
TOTAL MARKET OB/XF VALUE					88,549
TOTAL LAND VALUE - MARKET					425,000
TOTAL MARKET VALUE					1,136,580
SOH/AGL Deduction					459,008
ASSESSED VALUE					677,572
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					627,572
TOTAL JUST VALUE					1,136,580
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					920,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429715	CO ISSUED	0	08/13/2015
B1530390	SCRNROOM	19,503	05/01/2015
B1530357	SWIM POOL	44,938	04/01/2015
B1429715	NEW CONSTR	427,271	12/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1929/0062	7/23/2014	WD	Q	V	01
GRANTOR: WILSON C LOUISE TRUST					
GRANTEE: HINNANT STEVEN ALLE					
0951/0793	9/28/2000	WD	U	I	09
GRANTOR: WILSON C LOUISE					
GRANTEE: WILSON C LOUISE TRU					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W17 FOP=[YR=2015] W23 S12 E23 N12\$ S12 W23 N19 W19 FOP=[YR=2015] W18 S10 E18 N10\$ S10 W18 S50 FGR=[YR=2015] S30 E28 N33 W6 S3 W22\$ E22 N3 E6 N3 E11 FOP=[YR=2015] S2 E11 N2 W2 N6 W7 S6 W2\$ E2 N6 E7 S6 E13 N8 E16 N39 \$.									