LOT 2
IN OR 2036/332
LITTLE PINEY ISLAND PB 5/81

WHITAKER JEFFREY T & PAIGE C
96201 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

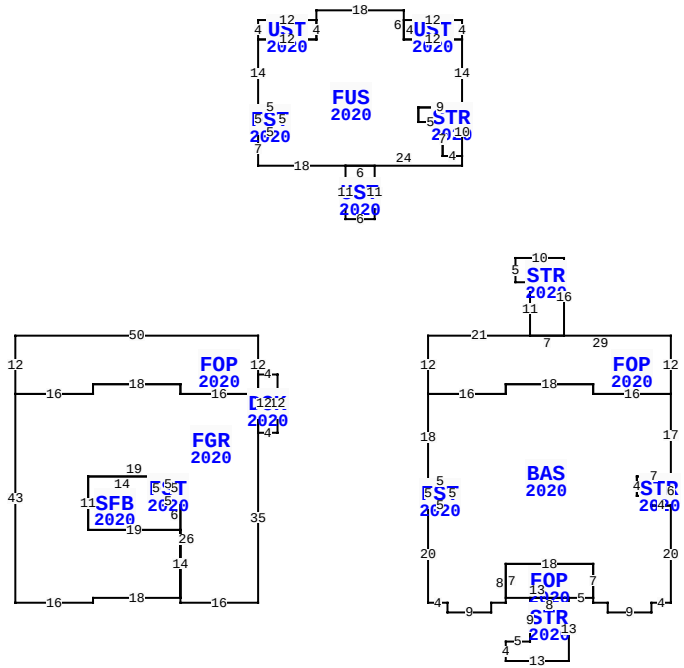
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	2,017	100	2,017	294,932
DCK	48	10	5	732
FGR	1,959	55	1,077	157,482
FOP	126	30	38	5,557
FOP	564	30	169	24,711
FOP	564	30	169	24,711
FST	25	55	14	2,047
FST	25	55	14	2,047
FST	25	55	14	2,047
FUS	1,120	100	1,120	163,770
TOTALS	7,161		4,893	715,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,893	98.4700	147.70	722,696	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 3284 HX Base Yr 2021



** This building has 18 Sub-Areas

96201 PINEY ISLAND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		715,469
TOTAL MARKET OB/XF VALUE		81,769
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		1,222,238
SOH/AGL Deduction		523,431
ASSESSED VALUE		698,807
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		648,807
TOTAL JUST VALUE		1,222,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,150,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904828	CO ISSUED	0	10/23/2020
B1904828	NEW CONSTR	533,925	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2036/0332	3/24/2016	WD	U	V	37	200,000
GRANTOR: VEREEN HEWSTON & MARI						
GRANTEE: WHITAKER JEFFREY T						
1645/1437	10/06/2009	WD	U	V	30	100
GRANTOR: VEREEN HEWSTON & MARI						
GRANTEE: VEREEN HEWSTON A &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W50 S12 FGR=[YR=2020] S43 E16 N1 E18 N14
SFB=[YR=2020] N6 FST=[YR=2020] N5 W5 S5 E5$ W5 N5 W14 S11
E19$ W19 N11 E19 S26 E16 N35 DCK=[YR=2020] E4 N12 W4 S12$ N8
W16 N2 W18 S2 W16$ E16 N2 E18 S2 E16 N12$ PTR= E35
FOP=[YR=2020] E21 STR=[YR=2020] N11 W3 N5 E10 S16 W7$ E29
S12 BAS=[YR=2020] S17 STR=[YR=2020] S6 W4 N2 W3 N4 E7$ W7
S4 E3 S2 E4 S20 W4 S2 W9 N2 W3 N1 FOP=[YR=2020] W5
STR=[YR=2020] S13 W13 N4 E5 N9 E8$ W13 N7 E18 S7$ N7 W18 S8
W3 S2 W9 N2 W4 N20 FST=[YR=2020] N5 E5 S5 W5$ E5 N5 W5 N18
E16 N2 E18 S2 E16$ W16 N2 W18 S2 W16 N12$ W35$ PTR= N35
FUS=[YR=2020] E18 UST=[YR=2020] S11 E6 N11 W6$ E24 N2
STR=[YR=2020] N10 W9 S3 E5 S7 E4$ W4 N7 W5 N3 E9 N14

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	0920	CWALL-WD/M	0	100	0	0	85.00	LF	390.00	390.00	100	2012	2012	3	55	18,233	
2	0300	BOAT DCK W	0	100	76	4	304.00	SF	40.00	40.00	100	2012	2012	3	68	8,269	
3	0300	BOAT DCK W	0	100	23	14	322.00	SF	40.00	40.00	100	2012	2012	3	68	8,758	
4	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	2012	2012	3	55	858	
5	0303	FLT DOCK W	0	100	20	6	120.00	SF	26.00	26.00	100	2015	2015	3	78	2,434	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
7	0855	CONC PAVER	0	100	0	0	195.00	SF	10.00	10.00	100	2020	2020	3	99	1,931	
8	0855	CONC PAVER	0	100	0	0	2,790.00	SF	10.00	10.00	100	2020	2020	3	99	27,621	
9	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2020	2020	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 81,769

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	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	425,000							

REVIEW DATE 12/17/2020 BY KW Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/06/2024 BY SYS