

LOT 3
IN OR 1773/937
LITTLE PINEY ISLAND PB 5/81

DEMOTT MORTON & NANCY
96209 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	1,106	159,586
BAS	288	100	288	41,556
BAS	308	100	308	44,442
BAS	449	100	449	64,787
DCK	470	10	47	6,782
FGR	650	55	358	51,657
FOP	404	30	121	17,459
FUS	475	100	475	68,538
STP	86	10	9	1,299
TOTALS	4,236		3,161	456,104

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVR	0 100	0	0	1,706.00	SF	10.00	10.00
2	0300	BOAT DCK W	0 100	0	0	1,094.00	SF	40.00	40.00
3	0940	SHEDS/PORT	0 100	8	12	96.00	SF	20.10	20.10
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	0920	CWALL-WD/M	0 100	0	0	85.00	LF	390.00	390.00
6	0305	BOAT HOUS	0 100	17	10	1.00	UT	10,000.00	10,000.00
7	0303	FLT DOCK W	0 100	20	8	160.00	SF	2.60	2.60

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,161	107.1800	160.77	508,194	1987	2002	0	0	10.25	89.75
1 SFR CUST - 100% - 2016 Heated Area: 2626 HX Base Yr 2016											
96209 PINEY ISLAND DR, FERNANDINA BEACH											
BLD DATE: 05/24/2023 MLU											

TOTAL OB/XF											
44,095											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 7 Tax Dist:	
BUILDING MARKET VALUE			456,104	
TOTAL MARKET OB/XF VALUE			44,095	
TOTAL LAND VALUE - MARKET			425,000	
TOTAL MARKET VALUE			925,199	
SOH/AGL Deduction			411,665	
ASSESSED VALUE			513,534	
TOTAL EXEMPTION VALUE			284,267	
BASE TAXABLE VALUE			229,267	
TOTAL JUST VALUE			925,199	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			753,629	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112900	(3) WINDOWS	11,728	09/23/2021
E1326221	REMODEL	0	05/01/2013
R1313478	ROOF	9,000	05/01/2013
M13546	MECH OTHER	0	01/01/2008
B20886	REMODEL	100,000	12/01/2007
4378	NEW CONSTR	57,280	10/20/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1773/0937	12/29/2011	WD	Q	I	02
GRANTOR: PARKER ELIZABETH P & GRANTEE: DEMOTT MORTON & NAN					
1448/1730	10/02/2006	WD	Q	I	
GRANTOR: STUCKI WILFRED L & JA GRANTEE: PARKER ELIZABETH P					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2008] W24 BAS=[YR=2013] N3 DCK=[YR=2008] N10 W25 S25 L3 D8 D9 R7 BAS=[YR=1993] D4 R4 S12 FOP=[YR=2013] S12 E9 STP=[YR=2016] S3 D2 R2 E14 U2 R2 N3 W18\$ E36 FGR=[YR=2013] S16 E25 N26 W25 S10\$ N10 E1 N15 W5BAS=[YR=2013] W20 S13 W7 S7 E27 N20\$ S20 W27 N5 U2 L2 D2 L2 W4 U2 L2 W4 \$ E4 D2 R2 E4 U2 R2 R2 D2 N2 E7 N13 E20 N20 W24 S1 W17 S12 D4 L4 \$ R4 U4 N19 W4 N9 E21 \$ W21 S9 E4 S7 E17 N13 \$ S12 E24 N12 PTR= E30 FUS=[YR=1993] E25 S19 W25 N19 \$ W30 \$.					