

LOT 4  
IN OR 1351/640  
LITTLE PINEY ISLAND PB 5/81

PEAT DAVID W & LISA M  
96215 PINEY ISLAND DRIVE  
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0004-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 60  |
| Exterior Wall            | 12 | CEDAR 40       |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 90     |
| Interior Wall            | 06 | CUST PANEL 10  |
| Interior Floo            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 5.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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       | 3,003            | 100         | 3,003        | 427,397              |
| FAT       | 153              | 20          | 31           | 4,412                |
| FGR       | 570              | 55          | 314          | 44,689               |
| FOP       | 40               | 30          | 12           | 1,708                |
| FUS       | 2,065            | 100         | 2,065        | 293,897              |
| STR       | 52               | 10          | 5            | 712                  |
| UOP       | 41               | 20          | 8            | 1,139                |
| UST       | 60               | 45          | 27           | 3,843                |

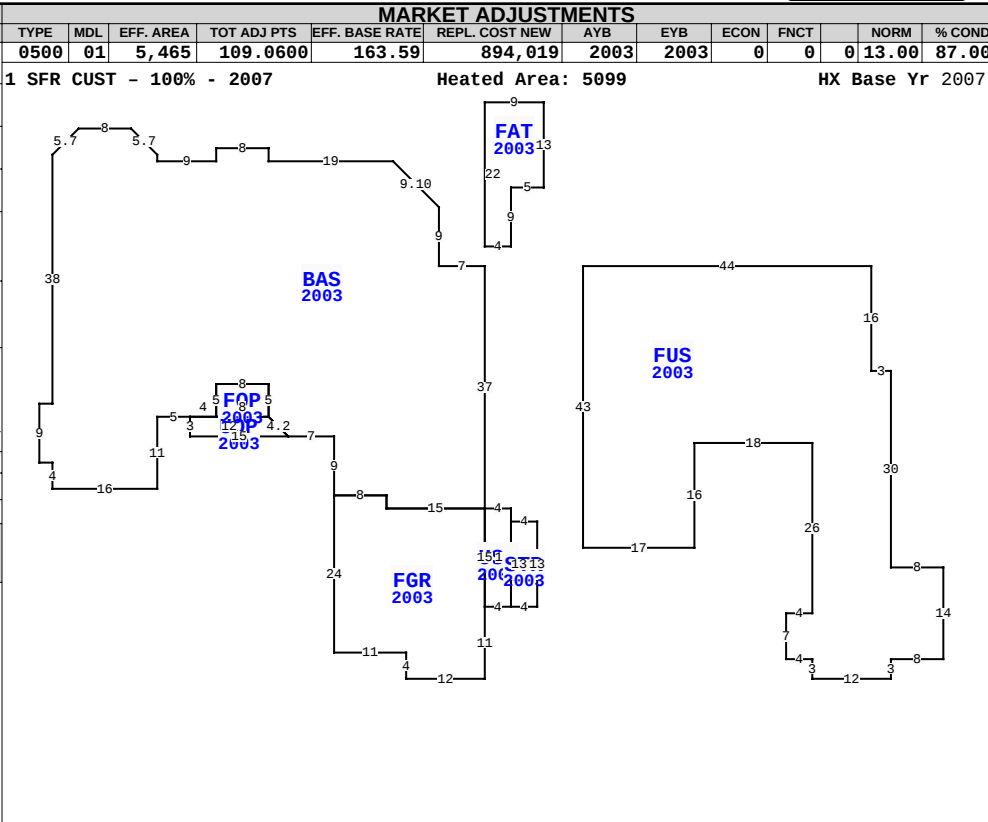
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 5,984 |  | 5,465 | 777,797 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 738.00   | SF | 40.00    | 40.00          | 100       | 1995    | 2018        | 3 | 87     | 25,682          |       |
| 2   | 0920       | CWALL-WD/M  | 0   | 100 | 0  | 0  | 22.00    | LF | 390.00   | 390.00         | 100       | 1995    | 1995        | 3 | 20     | 1,716           |       |
| 3   | 0303       | FLT DOCK W  | 0   | 100 | 10 | 20 | 200.00   | SF | 26.00    | 26.00          | 100       | 2003    | 2003        | 3 | 32     | 1,664           |       |
| 4   | 0310       | AL GANG WY  | 0   | 100 | 0  | 0  | 21.00    | LF | 115.00   | 115.00         | 100       | 2022    | 2022        | 3 | 97     | 2,343           |       |
| 5   | 0830       | FLAGSTONE   | 0   | 100 | 0  | 0  | 1,357.00 | SF | 12.00    | 12.00          | 100       | 2003    | 2003        | 3 | 83     | 13,516          |       |
| 6   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 3,499.00 | SF | 10.00    | 10.00          | 100       | 2003    | 2003        | 3 | 83     | 29,042          |       |
| 7   | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 528.00   | SF | 85.00    | 85.00          | 100       | 2003    | 2003        | 3 | 32     | 14,362          |       |
| 8   | 0877       | JACUZZI     | 0   | 100 | 0  | 0  | 1.00     | UT | 1,000.00 | 1,000.00       | 100       | 2003    | 2003        | 3 | 21     | 210             |       |
| 9   | 0871       | POOL HTR R  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2003    | 2003        | 3 | 21     | 420             |       |
| 10  | 1128       | BRICK 12"   | 0   | 100 | 0  | 0  | 1,489.00 | SF | 14.00    | 14.00          | 100       | 2003    | 2003        | 3 | 95     | 19,804          |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |

| 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   | 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    |                             |      |         |      |     |    |        |



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

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                | 108,759    |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 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    |

| NASSAU COUNTY PROPERTY    |              |  | PAGE 1 of 2 | 7 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY         |              |  | STANDARD    |   |
| VALUATION BY              | Tax Group: 7 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |              |  | 777,797     |   |
| TOTAL MARKET OB/XF VALUE  |              |  | 110,234     |   |
| TOTAL LAND VALUE - MARKET |              |  | 425,000     |   |
| TOTAL MARKET VALUE        |              |  | 1,313,031   |   |
| SOH/AGL Deduction         |              |  | 587,674     |   |
| ASSESSED VALUE            |              |  | 725,357     |   |
| TOTAL EXEMPTION VALUE     | HX HB        |  | 50,000      |   |
| BASE TAXABLE VALUE        |              |  | 675,357     |   |
| TOTAL JUST VALUE          |              |  | 1,313,031   |   |
| NCON VALUE                |              |  | 0           |   |
| INCOME VALUE              |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |              |  | 1,054,816   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| R2103389   | ROOF        | 0       | 03/16/2021 |
| B0209805   | NEW CONSTR  | 391,776 | 06/01/2002 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1351/0640                      | 9/20/2005 | WD        | Q   | I   |            |
| GRANTOR: MOT JOEL A III & LIND |           |           |     |     | SALE PRICE |
| GRANTEE: PEAT DAVID W & LISA   |           |           |     |     | 1,300,000  |
| 1035/0713                      | 2/05/2002 | WD        | Q   | I   |            |
| GRANTOR: WARING PAUL G JR      |           |           |     |     | 232,500    |
| GRANTEE: MOTT JOEL III & LIN   |           |           |     |     |            |

| BUILDING NOTES |  |  |
|----------------|--|--|
|----------------|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=2003] W7 N9 U7 L7 W19 N2 W8 S2 W9 N1 U4 L4 W8 D4 L4 S38 W2 S9 E2 S4 E16 N11 E5 UOP=[YR=2003] S3 E15 U3 L3 FOP=[YR=2003] N5 W8 S5 E8\$ W12\$ E4 N5 E8 S5 D3 R3 E7 S9 FGR=[YR=2003] S24 E11 S4 E12 N11 UST=[YR=2003] E4 STR=[YR=2003] E4 N13 W4 S13\$ N15 W4 S15\$ N15 W15 N2 W8 \$ E8 S2 E15 N37\$ PTR=E15 FUS=[YR=2003] E44 S16 E3 S30 E8 S14 W8 S3 W12 N3 W4 N7 E4 N26 W18 S16 W17 N43\$ W15\$ PTR= N25 FAT=[YR=2003] E9 S13 W5 S9 W4 N22\$ S25\$. |  |  |

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