

LOT 6
IN OR 1931/339
LITTLE PINEY ISLAND PB 5/81

JANSSON ERIC & NAN
96223 PINEY ISALND DR
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 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	94	100	94	13,514
FOP	164	30	49	7,045
FST	48	55	26	3,738
FUS	635	100	635	91,291
FUS	1,031	100	1,031	148,222
UGR	604	45	272	39,105
UOP	36	20	7	1,007
UOP	140	20	28	4,025
TOTALS	2,752		2,142	307,947

EXTRA FEATURES	
L N	OB/XF CODE
1	0300 BOAT DCK W
2	0305 BOAT HOUS
3	0317 DCK PLNG W
4	0825 BRICK
5	0812 CONCRETE C
6	0311 WD GANG WY
7	0303 FLT DOCK W
8	0303 FLT DOCK W
9	0920 CWALL-WD/M
10	0920 CWALL-WD/M

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,142	117.6000	176.40	377,849	1986	1986	0	0	18.50	81.50
1 SFR CUST - 100% - 2021											
Heated Area: 1760											
HX Base Yr 2021											
96223 PINEY ISLAND DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/24/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	7
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 7	
BUILDING MARKET VALUE		307,947	
TOTAL MARKET OB/XF VALUE		36,393	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		769,340	
SOH/AGL Deduction		273,406	
ASSESSED VALUE		495,934	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		445,934	
TOTAL JUST VALUE		769,340	
NCON VALUE		1,560	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		701,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B047273	SWIM POOL	16,912	08/01/2000
3341	REPAIR/RRF	2,150	04/08/1986
3141	NEW CONSTR	57,250	01/07/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1931/0339	7/21/2014	WD	Q	I	01
GRANTOR: MOYER B KEITH					
GRANTEE: JANSSON ERIC & NAN					
1664/0751	2/08/2010	QC	U	I	11
GRANTOR: MOYER LAETITIA A					
GRANTEE: MOYER B KEITH					

BUILDING NOTES	
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BUILDING DIMENSIONS	
UGR=[YR=1993] W22 BAS=[YR=1993] W4S2 W2S7 W5S4 FST=[YR=1993] S4E7 S1E4 N5W11\$ E11N13 \$S18W4 S8E26 N26\$ PTR= E15FUS=[YR=1993] E12FOP=[YR=1993] N4E9 UOP=[YR=1993] N10E14 S10W14\$E14S22 UOP=[YR=1993] S9W4 N9E4\$ W4N18 W19\$ E19S31 W3S2W9 N1 W6S1 W9 N2 W4 N12 W4N7 E4 N12 \$W15 \$ PTR= E73 FUS=[YR=1993] E12S19 E19 S12 W12 S1 W7 N1 W12 N12 W4 N7 E4 N12 \$ W73 \$.	

LAND DESCRIPTION				TOTAL OB/XF										32,562										
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							

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