

LOT 8
LITTLE PINEY ISLAND PB 5/81

CALHOUN GARY L & ANNE I
96251 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	05	AVERAGE 100								0500	01	3,426	98.9000	148.35	508,247	1995	2005	0	0	0	8.50	91.50	VALUATION BY								
Roof Structure	08	IRREGULAR 100								1 SFR CUST - 100% - 2022														Heated Area: 2915							
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2022							
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE							
Interior Floor	12	HARDWOOD 50																						TOTAL MARKET OB/XF VALUE							
Interior Floor	14	CARPET 50																						TOTAL LAND VALUE - MARKET							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction							
Bedrooms		3 100																						ASSESSED VALUE							
Bathrooms		2.5 100																						TOTAL EXEMPTION VALUE							
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE							
Stories	2.	2. 100																						TOTAL JUST VALUE							
Units	0	0 100																						NCON VALUE							
Occupancy	00	NONE 100																						INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							