

LOT 12
IN OR 2114/828
EX ESMT PT OR 1779/1399

COWLING JAMES M & KRISTEN D
96267 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,516	100	2,516	364,099
DCK	144	10	14	2,026
FOP	769	30	231	33,429
FSP	1,164	40	466	67,437
FUS	898	100	898	129,952
STR	14	10	1	144
STR	35	10	4	579
STR	78	10	8	1,158

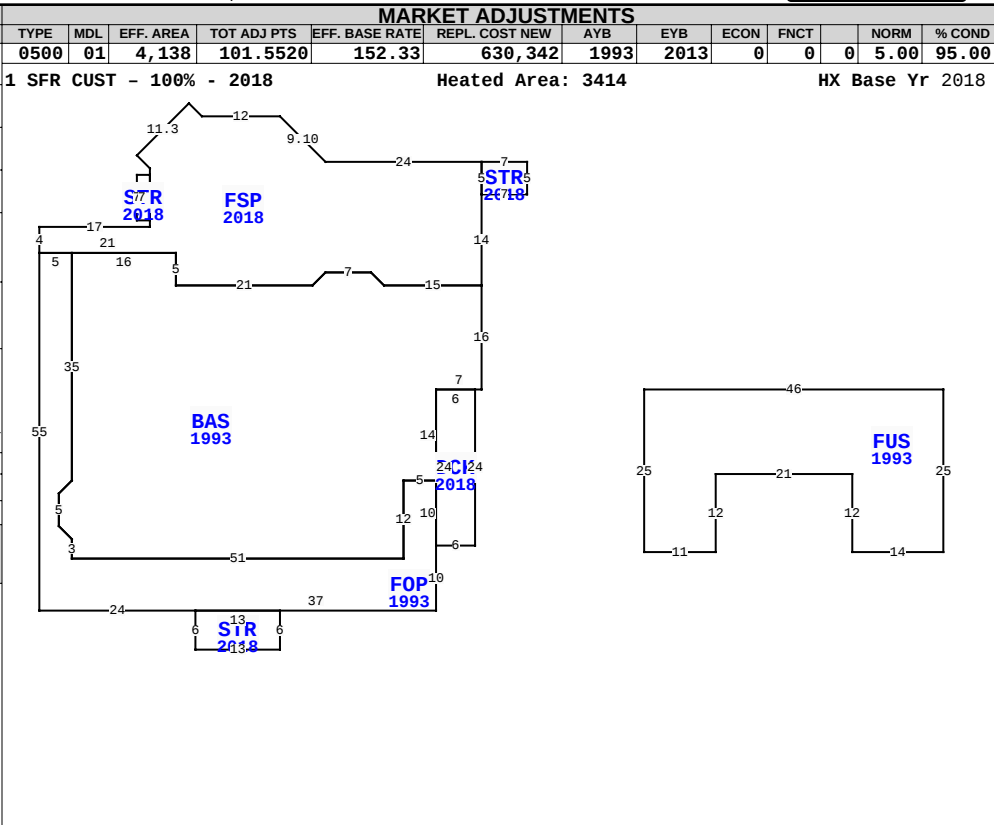
TOTALS	5,618		4,138	598,825
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	5,682.00	SF	7.00	7.00	100	1993	1993	3	66	26,251	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
3	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50	100	1995	1995	3	70	1,456	
4	0462	ST/AL FNC	0 100	276	0	1,104.00	SF	10.00	10.00	100	2012	2012	3	68	7,507	
5	0600	SUMMER KIT	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2010	2010	3	45	4,500	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
7	1076	TRELLIS A	0 100	44	5	220.00	SF	7.50	7.50	100	2010	2010	3	60	990	
8	0855	CONC PAVER	0 100	28	11	308.00	SF	10.00	10.00	100	2012	2012	3	93	2,864	

LAND DESCRIPTION			TOTAL OB/XF 49,448													
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
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	250,000.00	300,000.00

REVIEW DATE 06/26/2019 BY KW Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS



96267 PINEY ISLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			PAGE 1 of 2	7
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE			665,949	
TOTAL MARKET OB/XF VALUE			49,448	
TOTAL LAND VALUE - MARKET			300,000	
TOTAL MARKET VALUE			1,015,397	
SOH/AGL Deduction			170,799	
ASSESSED VALUE			844,598	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			794,598	
TOTAL JUST VALUE			1,015,397	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,044,464	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313475	ROOF	2,993	05/01/2013
B25762	REMODEL	60,000	02/01/2012
993760	REMODEL	2,961	12/01/1999
1384	NEW CONSTR	0	12/01/1994
01336	GARAGE	25,619	09/01/1994
8544	NEW CONSTR	135,300	12/07/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2114/0828	4/14/2017	WD	Q	I	01
GRANTOR: VANPUYMBROUCK ROBERT					SALE PRICE
GRANTEE: COWLING JAMES MICHA					900,000
1781/0611	3/01/2012	WD	Q	I	02
GRANTOR: KING WADE & LISA B					480,000
GRANTEE: VANPUYMBROUCK ROBER					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993]	N16 FSP=[YR=2018]	N14 STR=[YR=2018]
E7 N5 W7	S5\$ N5 W24 U7 L7 W12 U2 L2 L8 D8 R2 D2 S1	
STR=[YR=2018]	W2 S7 E2 N7\$ S8 W17 S4 FOP=[YR=1993]	S55 E24
STR=[YR=2018]	S6 E13 N6 W13\$ E37 N10 DCK=[YR=2018]	E6 N24
W6 S24\$ N10 W5	S12 W51 N3 U2 L2 N5 R2 U2 N35 W5\$ E21 S5	
E21 U2 R2 E7	D2 R2 E15\$ W15 U2 L2 W7 D2 L2 W21 N5 W16	
S35 L2 D2 S5	R2 D2 S3 E51 N12 E5 N14 E7\$ PTR=	E25
FUS=[YR=1993]	E46 S25 W14 N12 W21 S12 W11 N25 \$ W25 \$	.

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