LOT 13
IN OR 689 PG 559
LITTLE PINEY ISLAND PB 5/81

DOYLE CHRISTOPHER F & PAMELA S
96269 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0013-0000

BUILDING CHARACTERISTICS

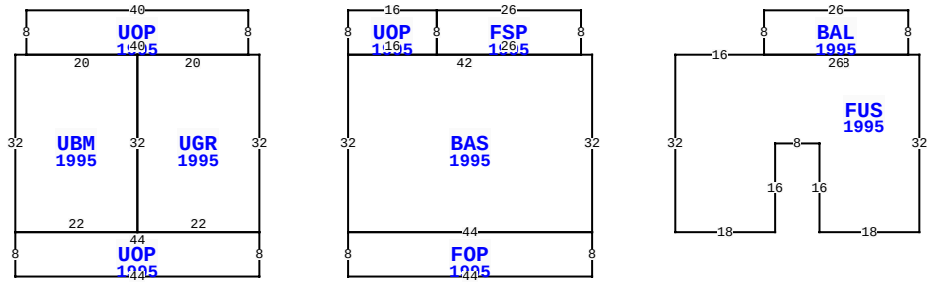
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
BAL	208	15	31	3,945
BAS	1,408	100	1,408	179,185
FOP	352	30	106	13,490
FSP	208	40	83	10,563
FUS	1,280	100	1,280	162,896
UBM	704	20	141	17,944
UGR	704	45	317	40,342
UOP	128	20	26	3,309
UOP	320	20	64	8,145
UOP	352	20	70	8,908
TOTALS	5,664		3,526	448,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,526	99.8100	149.72	527,913	1995	1995	0	0	0	15.00	85.00

1 SFR CUST – 100% - 1996 Heated Area: 2688 HX Base Yr 1996



96269 PINEY ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		448,726
TOTAL MARKET OB/XF VALUE		14,704
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		763,430
SOH/AGL Deduction		467,266
ASSESSED VALUE		296,164
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,164
TOTAL JUST VALUE		763,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 01789	NEW CONSTR	180,000	03/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0689/0559	9/25/1993	WD	U	V	10	100
GRANTOR: NORMAN DANIEL ETAL						
GRANTEE: DOYLE CHRISTOPHER						
0687/0486	8/25/1993	WD	U	V	07	100
GRANTOR: NORMAN & JONES ETAL						
GRANTEE: DOYLE CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W2 FSP=[YR=1995] N8 W26 UOP=[YR=1995] W16 S8 E16 N8 $S8E26$ W42 S32 FOP=[YR=1995] S8 E44 N8 W44 $ E44 N32 $ PTR= E15 FUS=[YR=1995] E16 BAL=[YR=1995] N8 E26 S8 W26 $ E28 S32 W18 N16 W8 S16 W18 N32 $ W15 $ PTR= W60 UGR=[YR=1995] W2 UOP=[YR=1995] N8 W40 S8 UBM=[YR=1995] W2 S32 UOP=[YR=1995] S8 E44 N8 W44 $ E22 N32 W20 $ E40 $ W20 S32 E22 N32 $ E60 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	3,136.00	SF	4.00	4.00	100	1999	1999	3	77	9,659	
3	0825	BRICK	0	100	0	0	200.00	SF	12.50	12.50	100	2001	2001	3	94	2,350	

LAND DESCRIPTION

TOTAL OB/XF 14,704

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS