LOT 14
LITTLE PINEY ISLAND PB 5/81

BROCKLEBANK MARGARET W REVOCABLE TRUST/BROCKLEBANK
96273 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034-6784

2024

47-3N-28-5000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

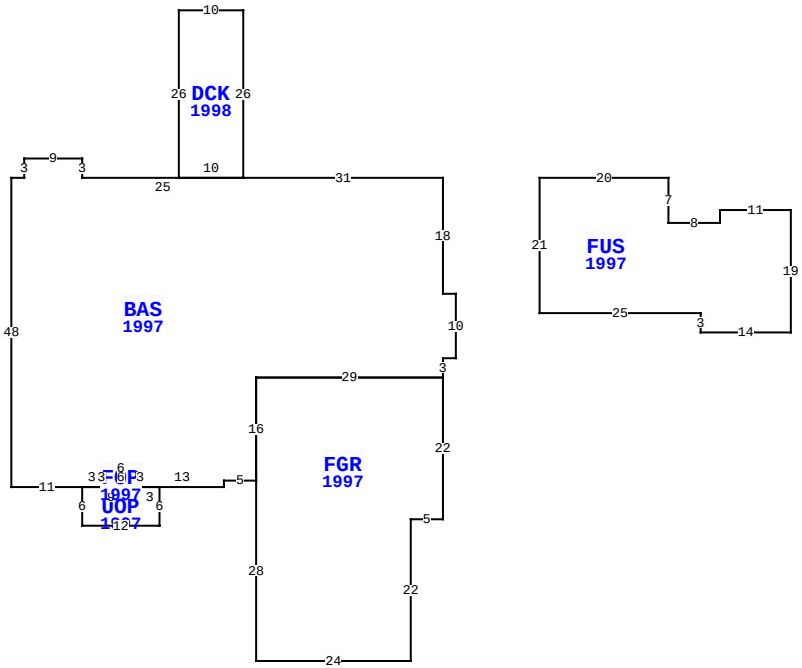
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,747	100	2,747	339,436
DCK	260	10	26	3,213
FGR	1,166	55	641	79,206
FOP	18	30	5	618
FUS	750	100	750	92,675
UOP	72	20	14	1,730
TOTALS	5,013		4,183	516,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,183	94.6880	142.03	594,111	1997	1997	0	0	0	13.00	87.00

1 SFR CUST – 100% - 1998 Heated Area: 3497 HX Base Yr 1998



96273 PINEY ISLAND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		516,877
TOTAL MARKET OB/XF VALUE		20,269
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		787,146
SOH/AGL Deduction		432,962
ASSESSED VALUE		354,184
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		299,184
TOTAL JUST VALUE		787,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		702,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984634	ADDITION	3,366	05/01/1998
963457	NEW CONSTR	150,000	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/350	6/30/2023	WD	U	I	11	100
GRANTOR: BROCKLEBANK MARGARET						
GRANTEE: BROCKLEBANK MARGARE						
0753/0029	3/01/1996	WD	Q	V		38,000
GRANTOR: NORMAN DANIEL E &						
GRANTEE: BROCKLEBANK MARGARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W31 DCK=[YR=1998] N26 W10 S26 E10$ W25 N3 W9 S3 W2 S48 E11 UOP=[YR=1997] S6 E12 N6 W3 FOP=[YR=1997] N3 W6 S3 E6$ W9$ E3 N3 E6 S3 E13 N1 E5 FGR=[YR=1997] S28 E24 N22 E5 N22 W29 S16$ N16 E29 N3 E2 N10 W2 N18$ PTR=E15 FUS=[YR=1997] E20 S7 E8 N2 E11 S19 W14 N3 W25 N21$ W15$.

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	0812	CONCRETE C	0	100	0	0	3,556.00	SF	4.00	4.00	100	1997	1997	3	73	10,384	
2	0825	BRICK	0	100	0	0	88.00	SF	12.50	12.50	100	1997	1997	3	92	1,012	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
4	0825	BRICK	0	100	0	0	84.00	SF	12.50	12.50	100	1998	1998	3	93	977	
5	0810	CONCRETE A	0	100	0	0	93.00	SF	6.50	6.50	100	1998	1998	3	75	453	
6	0810	CONCRETE A	0	100	32	4	128.00	SF	6.50	6.50	100	1998	1998	3	75	624	
7	0810	CONCRETE A	0	100	0	0	232.00	SF	6.50	6.50	100	1998	1998	3	75	1,131	
8	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1998	1998	3	20	64	
9	0910	SCRN RM L	0	100	12	20	240.00	SF	15.00	15.00	100	1998	1998	3	20	720	
10	0830	FLAGSTONE	0	100	0	0	172.00	SF	12.00	12.00	100	1998	1998	3	75	1,548	

TOTAL OB/XF 19,748

LAND DESCRIPTION

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	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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11	1123	CB 8"	0	100	12	4	48.00	SF	6.15	6.15	100	1998	1998	3	75	221	
12	1242	WD DECK A	0	100	10	15	150.00	SF	10.00	10.00	100	2001	2001	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 521

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

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