

LOT 15
LITTLE PINEY ISLAND PB 5/81

UPSON W TERRELL GST EXEMPT LIFETIME TRUST/UPSON DA
96277 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

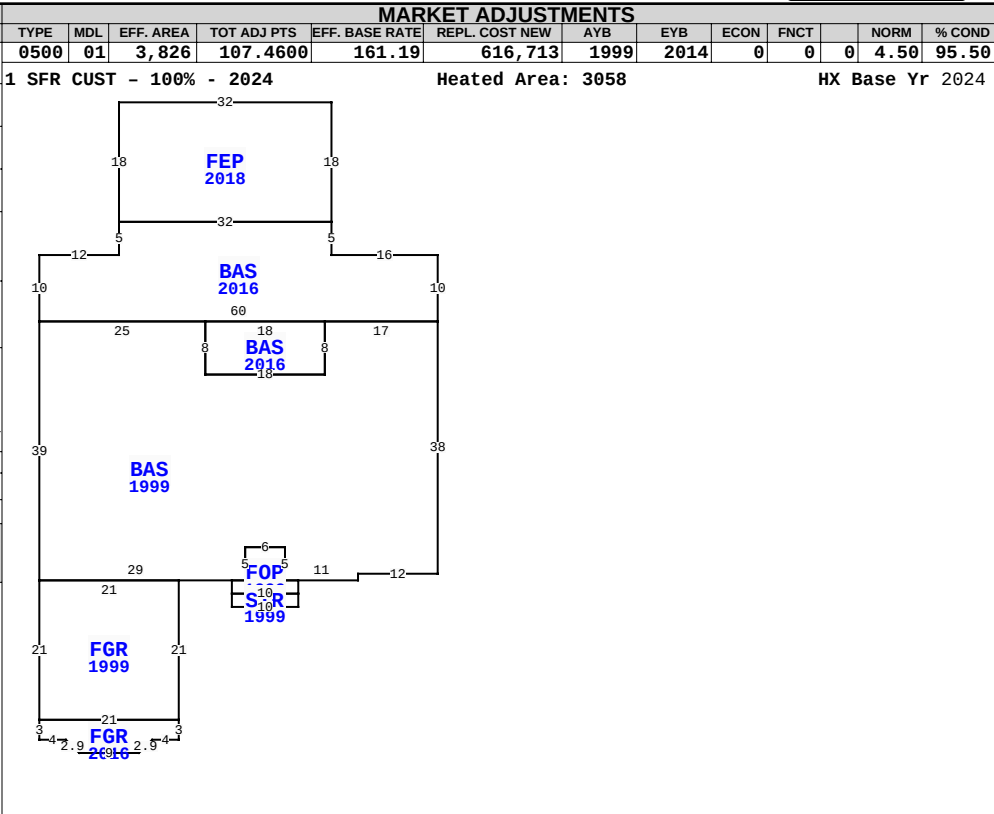
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	2,154	331,579
BAS	144	100	144	22,167
BAS	760	100	760	116,991
FEP	576	80	461	70,965
FGR	441	55	243	37,406
FGR	85	55	47	7,235
FOP	50	30	15	2,309
STR	20	10	2	308

TOTALS	4,230		3,826	588,961
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	2,091.00	SF	10.00	
3	0855	CONC PAVER	0 100	55	5	275.00	SF	10.00	
4	1134	LANDSCP BL	0 100	15	0	60.00	SF	3.00	
5	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00



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

TOTAL OB/XF									
33,355									

TOTAL OB/XF									
33,355									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		588,961	
TOTAL MARKET OB/XF VALUE		33,355	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		872,316	
SOH/AGL Deduction		0	
ASSESSED VALUE		872,316	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		822,316	
TOTAL JUST VALUE		872,316	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		808,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808105	XFOB	49,500	08/08/2018
B1530425	ADD1550SF	114,387	05/01/2015
B1530277	FOUNDATION	18,067	04/01/2015
98-5355	NEW CONSTR	105,000	09/18/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/513	9/28/2023	WD Q	I	I	02	1,100,000
GRANTOR: SPAULDING SCOTT & NAN						
GRANTEE: UPSON W TERRELL GST						
2308/0652	9/27/2019	WD Q	I	I	01	667,900
GRANTOR: RATCLIFFE KENNETH D &						
GRANTEE: SCOTT & NANCY SPAUL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W16 N5 FEP=[YR=2018] N18 W32 S18 E32\$ W32 S5 W12 S10 BAS=[YR=1999] S39FGR=[YR=1999] S21 FGR=[YR=2016] S3 E4 D2 R2 E9 U2 R2 E4 N3 W21\$ E21 N21 W21 \$ E29 FOP=[YR=1999] S2 STR=[YR=1999] S2E10 N2 W10\$ E10N2 W2 N5 W6 S5 W2\$ E2 N5 E6 S5 E11 N1 E12 N38 W17 BAS=[YR=2016] W18 S8 E18 N8\$ S8 W18 N8 W25\$ E60 N10\$.									