

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,287	103.9416	129.93	427,080	1996	2002	0	0	10.25	89.75	

1 SNGL FAM - 100% - 1997
Heated Area: 2489
HX Base Yr 1997

QUALITY	CD	QUALITY LEVEL		
04	04	Quality Level 04		
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	1,254	100	1,254	146,231
FOP	1,298	30	389	45,362
FUS	1,190	100	1,190	138,769
SFB	56	80	45	5,248
STR	100	10	10	1,166
STR	100	10	10	1,166
UGR	864	45	389	45,362
TOTALS	4,862		3,287	383,304

96285 PINEY ISLAND DR, FERNANDINA BEACH
 BLD DATE: 05/24/2023 MLU
 XF DATE: 05/24/2023
 INC DATE: 05/24/2023

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
2	0855	CONC PAVER	0	100	0	1,875.00	SF	10.00	10.00	100	2024	2022	3	100	18,750	
3	0810	CONCRETE A	0	100	0	543.00	SF	6.50	6.50	100	1999	1999	3	77	2,718	
4	1241	WD DECK G	0	100	16	160.00	UT	11.50	11.50	100	1999	1999	3	27	497	
5	1242	WD DECK A	0	100	8	64.00	SF	10.00	10.00	100	1999	1999	3	20	128	
6	1242	WD DECK A	0	100	8	32.00	SF	10.00	10.00	100	1999	1999	3	20	64	
7	0940	SHEDS/PORT	0	100	12	108.00	SF	30.00	30.00	100	2000	2000	3	20	648	
8	0300	BOAT DCK W	0	100	0	4,229.00	SF	40.00	40.00	100	2024	2007		48	81,197	
9	0350	CARPORT WD	0	100	11	121.00	SF	13.00	13.00	100	2024	2007		31	488	
10	0322	BOAT LFT L	0	100	0	1.00	UT	1,500.00	1,500.00	100	2024	2007		31	465	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.10	250,000.00	275,000.00	275,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 2
VALUATION SUMMARY				7
VALUATION BY		STANDARD		
Tax Group: 7		Tax Dist:		
BUILDING MARKET VALUE		490,667		
TOTAL MARKET OB/XF VALUE		112,620		
TOTAL LAND VALUE - MARKET		275,000		
TOTAL MARKET VALUE		878,287		
SOH/AGL Deduction		342,654		
ASSESSED VALUE		535,633		
TOTAL EXEMPTION VALUE		50,000		HX HB
BASE TAXABLE VALUE		485,633		
TOTAL JUST VALUE		878,287		
NCON VALUE		17,815		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		754,942		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906214	ADDITION	34,118	06/01/1999
94 01555	NEW CONSTR	125,000	12/01/1994
94 1277	TEMP POLE	200	09/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0697/1696	2/04/1994	WD	Q	V		39,000
GRANTOR: NORMAN DANIEL ETAL						
GRANTEE: MELOGY JOHN & DONNA						
0652/0558	3/20/1992	WD	U	V	01	100
GRANTOR: SIMMONS RICHARD S						
GRANTEE: FDNA BCH REALTY						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=1996] W24 STR=[YR=1999] N10 W10 S10 E10\$ W34 S8	
SFB=[YR=2007] W7 UGR=[YR=1996] N9 W36 S24 E36 N15\$ S8 E7 N8\$	
BAS=[YR=1996] S8 E8 S20 E42 N28 W17 N2 W7 S2 W26\$ E26 N2 E7	
S2 E17 S28 W42 N20 W8 S28 E24 STR=[YR=1996] S10 E10 N10 W10\$	
E34 N44\$ PTR= E15 FUS=[YR=1996] E18 N2 E7 S2 E17 S28 W42 N28	
\$ W15 \$.	

