

LOT 18
IN OR 2160/1064
LITTLE PINEY ISLAND PB 5/81

MARLIN BILLY & JOHANNA
96289 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0018-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 7																										
Exterior Wall	17	CB STUCCO 100	0500	01	4,633	107.0700	160.60	744,060	1999	2009	0	0	0	7.00	93.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2018													Heated Area: 3693													HX Base Yr 2018												
Roof Cover	09	CEDAR SHAK 100														Tax Group: 7													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													691,976												
Interior Floo	11	CLAY TILE 50														TOTAL MARKET OB/XF VALUE													129,792												
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET													250,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													1,071,768												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													586,194												
Bedrooms	5	100														ASSESSED VALUE													485,574												
Bathrooms	4.5	100														TOTAL EXEMPTION VALUE													50,000												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													435,574												
Stories	2.	100														TOTAL JUST VALUE													1,071,768												
Units	0	100	NCON VALUE													0																									
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													1,131,090												
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	1,245	100	1,245	185,951																																					
FGR	1,331	55	732	109,330																																					
FOP	128	30	38	5,676																																					
FOP	240	30	72	10,754																																					
FOP	240	30	72	10,754																																					
FUS	2,448	100	2,448	365,629																																					
UOP	128	20	26	3,884																																					
TOTALS			5,760	4,633	691,976																																				
EXTRA FEATURES			96289 PINEY ISLAND DR, FERNANDINA BEACH																																						
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1999	1999	3	83	2,905																										
2	0820	WOOD WALK	0	100	19	5	95.00	SF	11.75	100	1999	1999	3	40	447																										
3	0810	CONCRETE A	0	100	0	0	4,671.00	SF	6.50	100	1999	1999	3	77	23,378																										
4	0825	BRICK	0	100	97	1	97.00	SF	12.50	100	1999	1999	3	93	1,128																										
5	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	100	1999	1999	3	20	80																										
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	100	1999	1999	3	20	1,000																										
7	0812	CONCRETE C	0	100	0	0	2,191.00	SF	4.00	100	2001	2001	3	80	7,011																										
8	0300	BOAT DCK W	0	100	0	0	3,280.00	SF	40.00	100	2001	2001	3	29	38,048																										
9	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	100	2001	2001	3	20	368																										
10	0855	CONC PAVER	0	100	0	0	371.00	SF	10.00	100	2001	2001	3	80	2,968																										
LAND DESCRIPTION			TOTAL OB/XF 77,333																																						
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	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 06/19/2019 BY KW 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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