



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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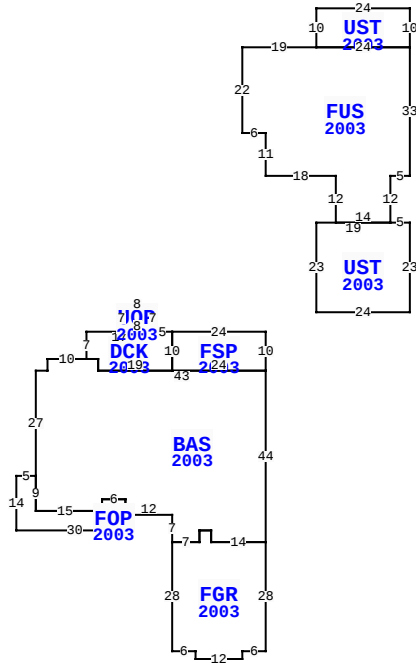
NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100	2,342	320,632
DCK	211	10	21	2,875
FGR	705	55	388	53,119
FOP	209	30	63	8,625
FSP	240	40	96	13,143
FUS	1,521	100	1,521	208,232
UOP	56	20	11	1,506
UST	240	45	108	14,786
UST	552	45	248	33,953

TOTALS	6,076		4,798	656,870
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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	0810	CONCRETE A	0 100	16	4	64.00	SF	6.50	
3	0812	CONCRETE C	0 100	0	0	1,974.00	SF	4.00	
4	0920	CWALL-WD/M	0 100	0	0	92.00	LF	195.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,798	101.2220	151.83	728,480	2003	2003	0	0	9.83	90.17
1 SFR CUST - 100% - 2021											
Heated Area: 3863											
HX Base Yr 2021											



96295 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/24/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	3,500.00	100	2003	2003	3	87	3,045	
2	0810	CONCRETE A	0 100	16	4	64.00	SF	6.50	6.50	100	2003	2003	3	83	345	
3	0812	CONCRETE C	0 100	0	0	1,974.00	SF	4.00	4.00	100	2003	2003	3	83	6,554	
4	0920	CWALL-WD/M	0 100	0	0	92.00	LF	195.00	195.00	100	2003	2003	3	21	3,767	

LAND DESCRIPTION										TOTAL OB/XF						13,711			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	205,000.00	194,750.00	1		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7			7
BUILDING MARKET VALUE		Tax Dist:			656,870
TOTAL MARKET OB/XF VALUE					13,711
TOTAL LAND VALUE - MARKET					194,750
TOTAL MARKET VALUE					865,331
SOH/AGL Deduction					268,369
ASSESSED VALUE					596,962
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					546,962
TOTAL JUST VALUE					865,331
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					729,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210325	CO ISSUED	309,349	01/09/2004
B0210325	NEW CONSTR	309,349	11/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2388/0856	8/28/2020	WD Q	Q	I	01
GRANTOR: BEAN WARREN C & LUCRE					
GRANTEE: WILSON ANTHONY M &					
0819/1354	1/14/1998	WD Q	Q	V	
GRANTOR: NORMAN DANIEL E ETAL					
GRANTEE: BEAN WARREN C & LUC					

BUILDING NOTES									
FSP=[YR=2003] W24 DCK=[YR=2003] W5 UOP=[YR=2003] N7 W8 S7 E8\$ W17 S7 BAS=[YR=2003] W10 S3 W3 S27 FOP=[YR=2003] W5 S14 E30 N4 W2 N4 W6 S4 W2 N1 W15 N9\$ S9 E15 S1 E2 N4 E6 S4 E12 S7 FGR=[YR=2003] S28 E6 S2 E12 N2 E6 N28 W14 N3 W3 S3 W7\$ E7 N3 E3 S3 E14 N44 W43 N3 W3\$ E3 S3 E19 N10\$ S10 E24 N10\$ PTR=N40 FUS=[YR=2003] N11 W6 N22 E19 UST=[YR=2003] N10 E24 S10 W24\$ E24 S33 W5 S12 UST=[YR=2003] E5 S23 W24 N23 E19\$ W14 N12 W18\$ S40\$.									