

LOT 25 IN OR 783/150
LITTLE PINEY ISLAND PB 5/81

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96319 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0025-0000



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	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 100	0500	01	2,823	111.2640	166.90	471,159	1999	1999	0	0	0	11.50	88.50	VALUATION BY		STANDARD														
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2000										Heated Area: 2196										Tax Group: 7									
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2000										Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE									
Interior Floor	14	CARPET 70																					TOTAL MARKET OB/XF VALUE									
Interior Floor	11	CLAY TILE 30																					TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction									
Bedrooms		4 100																					ASSESSED VALUE									
Bathrooms		3 100																					TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE									
Stories	2.	2. 100																					TOTAL JUST VALUE									
Units	0	0 100																					NCON VALUE									
Occupancy	00	NONE 100																					INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									