



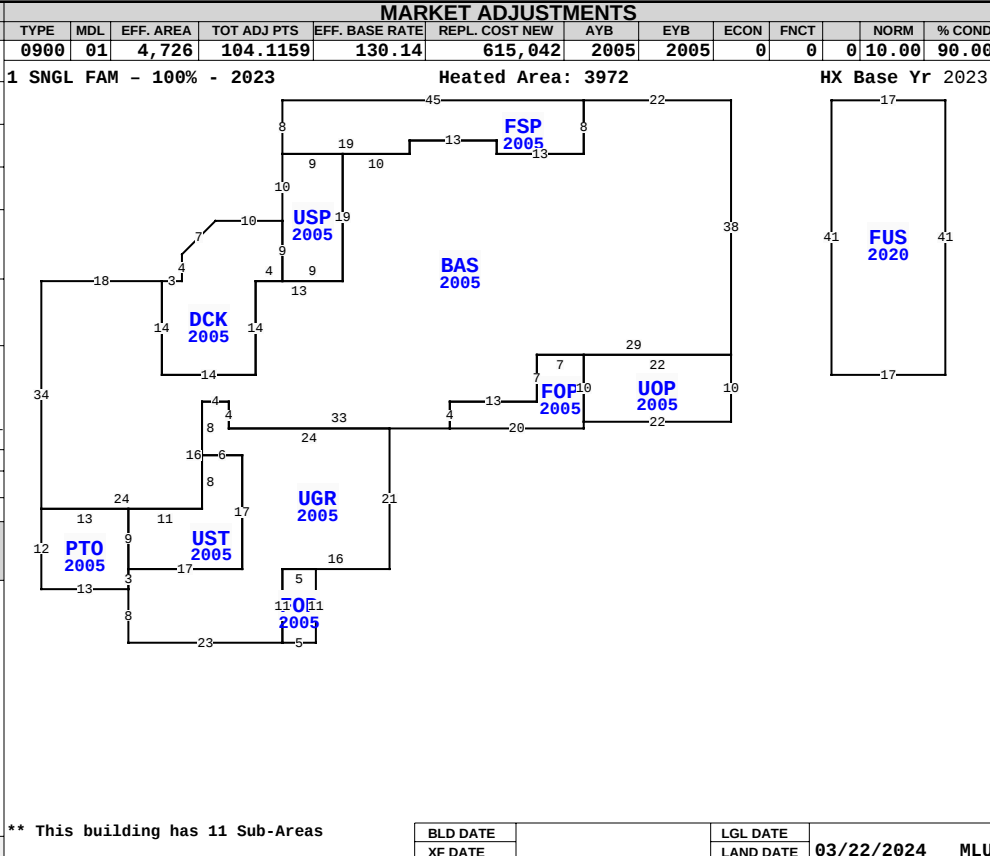
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	3,275	100	3,275	383,588
DCK	319	10	32	3,748
FOP	55	30	16	1,874
FOP	129	30	39	4,568
FSP	334	40	134	15,695
FUS	697	100	697	81,637
PTO	156	5	8	937
UGR	755	45	340	39,823
UOP	220	20	44	5,153
USP	171	30	51	5,973
TOTALS	6,312		4,726	553,538



97053 LITTLE PINEY ISLAND CT, FERNANDINA BEACH

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	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
2	0858	SCULP CONC	0	100	0	0	643.00	SF	13.00	13.00	100	2005	2005	3	96	8,025	
3	0812	CONCRETE C	0	100	0	0	2,468.00	SF	4.00	4.00	100	2005	2005	3	86	8,490	
4	1126	CB/STC 8"	0	100	18	0	90.00	SF	8.00	8.00	100	2005	2005	3	86	619	

LAND DESCRIPTION										TOTAL OB/XF							18,914		
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	L VA		
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00			
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NASSAU COUNTY PROPERTY																PAGE 1 of 1		7
VALUATION SUMMARY																STANDARD		
VALUATION BY																Tax Group: 7		
Tax Dist:																553,538		
BUILDING MARKET VALUE																18,914		
TOTAL MARKET OB/UF VALUE																150,000		
TOTAL LAND VALUE - MARKET																722,452		
TOTAL MARKET VALUE																122,486		
SOH/AGL Deduction																599,966		
ASSESSED VALUE																50,000		
TOTAL EXEMPTION VALUE																549,966		
BASE TAXABLE VALUE																722,452		
TOTAL JUST VALUE																0		
NCON VALUE																INCOME VALUE		
PREVIOUS YEAR MKT VALUE																597,670		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412644	NEW CONSTR	400,000	04/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2364/0068	5/28/2020	WD	Q	I	01	640,000	
GRANTOR: SHUSTER ARTHUR & THER							
GRANTEE: OCHS STEPHAN L & JU							
2020/0489	12/09/2015	QC	U	I	11	100	
GRANTOR: SHUSTER ARTHUR							
GRANTEE: SHUSTER ARTHUR & TH							

BUILDING NOTES									
BAS=[YR=2005] W22 FSP=[YR=2005] W45 S8 USP=[YR=2005] S10									
DCK=[YR=2005] W10 L5 D5 S4 W3 S14 E14 N14 E4 N9\$ S9 E9 N19									
W9\$ E19 N2 E13 S2 E13 N8\$ S8 W13 N2 W13 S2 W10 S19 W13 S14									
W14 N14 W18 S34 PTO=[YR=2005] S12 E13 UGR=[YR=2005] S8 E23									
FOP=[YR=2005] E5 N11 W5 S11\$ N11 E16 N21 W24 N4 W4 S8 E6 S17									
W17 S3\$ N3 UST=[YR=2005] E17 N17 W6 S8 W11 S9\$ N9 W13\$ E24									
N16 E4 S4 E33 FOP=[YR=2005] E20 N1 UOP=[YR=2005] E22 N10									
W22 S10\$ N10 W7 S7 W13 S4\$ N4 E13 N7 E29 N38\$ PTR= E15									
FUS=[YR=2020] E17 S41 W17 N41\$ W15\$.									