

LOT 40
IN OR 1940/1378
ESMT OR 536/190

KOENIG MARK A & RICCI S
97023 LITTLE PINEY ISLAND CT
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

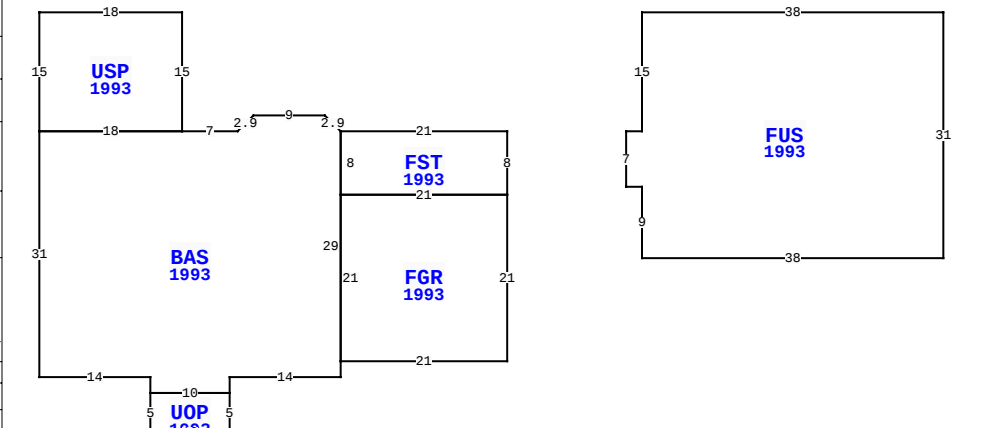
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100	1,220	141,234
FGR	441	55	243	28,131
FST	168	55	92	10,651
FUS	1,192	100	1,192	137,993
UOP	50	20	10	1,158
USP	270	30	81	9,377

TOTALS	3,341		2,838	328,543
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	
2	0811	CONCRETE B	0 100	0	0	1,224.00	SF	5.20	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
4	0845	KOOL DECK	0 100	0	0	684.00	SF	7.25	
5	0861	POOL GUNIT	0 100	28	15	420.00	SF	85.00	
6	0910	SCRN RM L	0 100	0	0	1,054.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,838	129.5280	161.91	459,501	1986	1986	0	0	28.50	71.50
1 SNGL FAM - 100% - 2017						Heated Area: 2412			HX Base Yr 2017		



BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE
97023 LITTLE PINEY ISLAND CT, FERNANDINA BEACH				
03/22/2024 MLU				

TOTAL OB/XF									
18,586									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 7
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		328,543	
TOTAL MARKET OB/XF VALUE		18,586	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		497,129	
SOH/AGL Deduction		207,911	
ASSESSED VALUE		289,218	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		239,218	
TOTAL JUST VALUE		497,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		458,173	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7754	SWIM POOL	12,300	01/07/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1940/1378	10/03/2014	WD	Q	I	01
GRANTOR: MEISWINKEL FRED G JR					SALE PRICE
GRANTEE: KOENIG MARK A & RIC					
0855/0914	11/12/1998	WD	Q	I	
GRANTOR: WHEAT BRYAN W & TAMSE					202,500
GRANTEE: MEISWINKEL FRED JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W21BAS=[YR=1993] L2 U2 W9 D2 L2 W7									
USP=[YR=1993] N15W18S15 E18\$W18S31E14S2 UOP=[YR=1993] S5E10									
N5W10\$E10 N2 E14 N2 FGR=[YR=1993] E21 N21 W21 S21 \$ N29 \$ S8									
E21 N8 \$ PTR= E15 FUS=[YR=1993] E2 N15 E38 S31 W38 N9 W2 N7 \$									
W15 \$.									