

DAVIS PEGGY T LIVING TRUST/DAVIS PEGGY T TRUSTEE
96260 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08WD FR STUC 100
IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor09PINE WOOD 80

Interior Floor14CARPET 20

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame023 100
3 100
WOOD FRAME 100

Stories Units Occupancy2. 2. 100
0 100
00 NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4016.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,0981002,098215,863

FGR6455535536,526

FOP7230222,264

FOP8430252,573

FOP10030303,087

FOP11030333,396

FSP4204016817,286

FUS54010054055,560

FUS1,4431001,443148,470

UOP32206618

TOTALS5,5924,730486,670

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200020003842,940

20962SKYLIGHT0100003.00UT250.00250.0010020002000379593

30812CONCRETE C0100004,815.00SF4.004.001002000200037915,215

40845KOOL DECK010000970.00SF7.257.25100200020003795,556

50861POOL GUNIT01003216512.00SF85.0085.001002000200032510,880

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTOT ADJUNIT TYPEDPH TFACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.00150,000.00150,000.00150,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA.TOT ADJ PTS.EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900014,73093.0090116.26549,910200020000011.5088.50

1 SNGL FAM - 100% - 2001Heated Area: 4081HX Base Yr 2001

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 7Tax Dist:

BUILDING MARKET VALUE486,670

TOTAL MARKET OB/XF VALUE35,184

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE671,854

SOH/AGL Deduction343,389

ASSESSED VALUE328,465

TOTAL EXEMPTION VALUEHX HB WX55,000

BASE TAXABLE VALUE273,465

TOTAL JUST VALUE671,854

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE626,320

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2583/14307/25/2022WDU11100

GRANTOR:DAVIS PEGGY T

GRANTEE:DAVIS PEGGY T LIVIN

0855/035011/09/1998WDQUV38,500

GRANTOR:WHITAKER D BRETT & JE

GRANTEE:DAVIS JOHN E & PEGG

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W4 FOP=[YR=2000] N1 W11 BAS=[YR=2000] W12 FSP=[YR=2000] N30 W5 FGR=[YR=2000] N17 W5 N5 W23 S5 W2 S17 E13 S5E4 N5 E13 \$ W9 S30 E14 \$ W14 N30 W4 S5 W4 N5 W12 S28 W1 S12 E8 S9 E6 S7 E8 S8 E12 FOP=[YR=2000] S7 E3 UOP=[YR=2000] S8 E6 N8 W6 \$ E9 N7 W12 \$ E24 N24 W11 N10 \$ S10 E11 N9\$ S8 E4 N8 \$ PTR= E15 FUS=[YR=2000] E23 N3 E9 S3 E3 FOP=[YR=2000] N10 E10 S10 W10 \$ E13S33 W12 FOP=[YR=2000] S6 W12 N6 E12\$ W24 N14 W12 N19 \$ W15 \$ PTR=E58 FUS=[YR=2000] E18 S30 W18 N30 \$W58 \$.