

LOT 45
IN OR 1852/323
LITTLE PINEY ISLAND PB 5/81

BURNINGHAM TIMOTHY & CLAUDIA
96292 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5000-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	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	2,142	100	2,142	244,062
FGR	606	55	333	37,942
FUS	230	100	230	26,206
FUS	1,066	100	1,066	121,461
STP	28	10	3	342
STP	274	10	27	3,077

TOTALS	4,346		3,801	433,090
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0	100	0	1,897.00	SF	4.00	4.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,801	100.1700	125.21	475,923	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2014											
Heated Area: 3438											
HX Base Yr 2014											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/22/2024 MLU											

TOTAL OB/XF									
8,306									

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 7									
Tax Dist:									
BUILDING MARKET VALUE									
433,090									
TOTAL MARKET OB/XF VALUE									
8,306									
TOTAL LAND VALUE - MARKET									
150,000									
TOTAL MARKET VALUE									
591,396									
SOH/AGL Deduction									
238,936									
ASSESSED VALUE									
352,460									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
302,460									
TOTAL JUST VALUE									
591,396									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
527,415									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180681	(4) WINDOWS	15,914	06/14/2018
B1802405	H/AC	0	03/01/2018
B13074	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1852/0323	4/19/2013	WD	Q	I	02	400,000	
GRANTOR:MIKLAS JAMIE P & CHRI							
GRANTEE:BURNINGHAM TIMOTHY							
0894/1388	8/10/1999	WD	Q	V		35,000	
GRANTOR:JONES CHARLES M & DAN							
GRANTEE:MIKLAS JAMIE P & CH							

BUILDING NOTES									
BAS=[YR=2005] W16STP=[YR=2005] W6N4W2N8W8									
S8W2S13E18N9\$S9W18N13W16S21W1 FGR=[YR=2005]									
W23S27E23N13W3N5E3N9\$ S9W3S5E3S13E1S1E15STP=[YR=2005] S4E7									
N4W7\$E22N4E13N41\$ PTR=E50 FUS=[YR=2005] N16 W31 S36 E19									
FUS=[YR=2005] E18 N13 W14 S1 W4 S12 \$ N12 E4 N1 E14 N23 W6									
S19 W12 N3 E12 \$ W50 \$.									