

LOT 9 EX S-1
IN OR 733/461
LITTLE PINEY ISLAND 2 PB 5/261

SELL STEVEN W & JERRIE C
98136 LITTLE PINE ISLAND PT
FERNANDINA BEACH, FL 32034-6839

2024

47-3N-28-5001-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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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	1,676	100	1,676	237,133
FGR	777	55	427	60,415
FOP	104	30	31	4,386
FOP	372	30	112	15,846
FOP	630	30	189	26,741
FUS	1,778	100	1,778	251,565
UOP	36	20	7	991
UOP	48	20	10	1,415

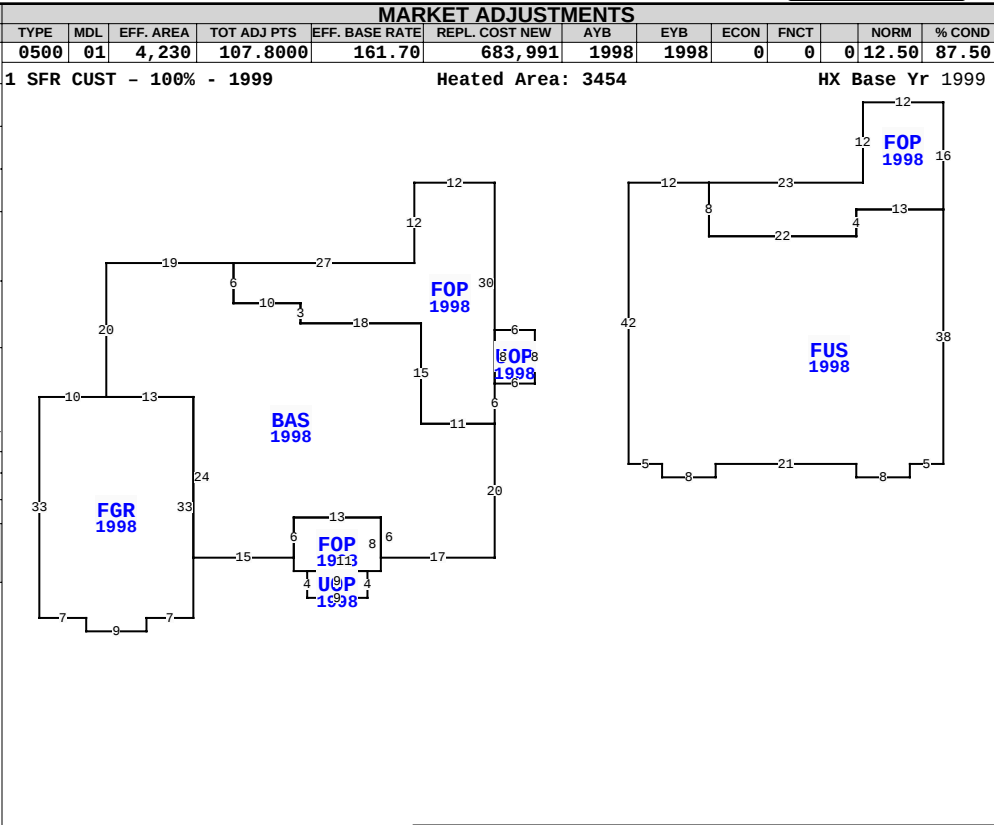
TOTALS	5,421		4,230	598,492
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1998	1998	3	81	2,835
2	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	1998	1998	3	20	200
3	1242	WD DECK A	0	100	4	8		32.00	SF 10.00	10.00	100	1998	1998	3	20	64
4	0812	CONCRETE C	0	100	0	0		3,067.00	SF 4.00	4.00	100	1998	1998	3	75	9,201
5	0861	POOL GUNIT	0	100	26	12		312.00	SF 85.00	85.00	100	2004	2004	3	36	9,547
6	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2004	2004	3	22	440
7	0845	KOOL DECK	0	100	0	0		434.00	SF 7.25	7.25	100	2004	2004	3	84	2,643
8	0300	BOAT DCK W	0	100	445	4		1,780.00	SF 40.00	40.00	100	2024	2018		87	61,944

LAND DESCRIPTION		
L N	USE CODE	CLS

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	425,000.00	467,500.00	467,500							



98136 LITTLE PINEY ISLAND PT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/24/2023	MLU
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE	598,492			
TOTAL MARKET OB/XF VALUE	86,874			
TOTAL LAND VALUE - MARKET	467,500			
TOTAL MARKET VALUE	1,152,866			
SOH/AGL Deduction	557,110			
ASSESSED VALUE	595,756			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	545,756			
TOTAL JUST VALUE	1,152,866			
NCON VALUE	61,944			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	922,766			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808171	POOL FOUNDTN	17,800	08/09/2018
B0311541	SWIM POOL	25,000	08/01/2003
973723	NEW CONSTR	170,000	03/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U V I	RSN CD	SALE PRICE
0733/0461	7/06/1995	WD Q V			115,000
GRANTOR: UNITED CONSTRUCTION I					
GRANTEE: SELL STEVEN W & JER					
0602/0401	7/17/1990	QC U V	06		100
GRANTOR: HODGE WM & CAROL					
GRANTEE: UNITED CONSTRUCTION					

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=1998] W12 S12 W27 BAS=[YR=1998] W19 S20 FGR=[YR=1998] W10 S33 E7 S2 E9 N2 E7 N33 W13\$ E13 S24 E15 FOP=[YR=1998] S2 E2 UOP=[YR=1998] S4 E9 N4 W9\$ E11 N8 W13 S6\$ N6 E13 S6 E17 N20 W11 N15 W18 N3 W10 N6\$ S6 E10 S3 E18 S15 E11 N6 UOP=[YR=1998] E6 N8 W6 S8\$ N30\$ PTR= E20 FUS=[YR=1998] E12 FOP=[YR=1998] E23 N12 E12 S16 W13 S4 W22 N8\$ S8 E22 N4 E13 S38 W5 S2 W8 N2 W21 S2 W8 N2 W5 N42\$ W20\$.		