

LOT 10 & S-1 OF LOT 9
IN OR 1626/63
LITTLE PINEY ISLAND #2 PB5/261

BOOKER RONALD M & SARAH M
98138 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5001-0010-0000



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 80	0500	01	6,278	121.9000	182.85	1,147,932	2005	2005	0	0	0	9.00	91.00	VALUATION BY									STANDARD			
Exterior Wall	21	STONE 20	1 SFR CUST - 100% - 2009										Heated Area: 5347					HX Base Yr 2009					Tax Group: 7		Tax Dist:			
Roof Structur	08	IRREGULAR 100											BUILDING MARKET VALUE		1,044,618													
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE		188,463													
Interior Wall	05	DRYWALL 60											TOTAL LAND VALUE - MARKET		467,500													
Interior Wall	08	DECORATIVE 40											TOTAL MARKET VALUE		1,700,581													
Interior Floo	15	HARDTILE 70											SOH/AGL Deduction		523,301													
Interior Floo	14	CARPET 30											ASSESSED VALUE		1,177,280													
Air Condition	03	CENTRAL 100											TOTAL EXEMPTION VALUE		50,000													
Heating Type	04	AIR DUCTED 100											BASE TAXABLE VALUE		1,127,280													
Bedrooms		5 100											TOTAL JUST VALUE		1,700,581													
Bathrooms		5 100											NCON VALUE		117,920													
Frame	02	WOOD FRAME 100											INCOME VALUE															
Stories	2.	2. 100											PREVIOUS YEAR MKT VALUE		1,290,417													
Units		0 100																										
Occupancy	00	NONE 100																										
Quality	03	Quality Level 03																										
DOR CODE	0100	SINGLE FAMILY																										
MAP NUM		MKT AREA																										
NEIGHBORHOOD/LOC		4016.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	94	15	14	2,330																								
BAL	138	15	21	3,494																								
BAS	3,405	100	3,405	566,570																								
FGR	812	55	447	74,378																								
FOP	85	30	26	4,326																								
FSP	972	40	389	64,727																								
FUS	1,942	100	1,942	323,136																								
STP	63	10	6	998																								
STP	91	10	9	1,498																								
STP	91	10	9	1,498																								
TOTALS	7,792		6,278	1,044,618																								
EXTRA FEATURES					98138 LITTLE PINEY ISLAND PT, FERNANDINA BEACH																							
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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2005	2005	3	89	1,780												
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2005	2005	3	89	1,780												
3	0812	CONCRETE C	0	100	0	0		3,597.00	SF 4.00	4.00	100	2005	2005	3	86	12,374												
4	0861	POOL GUNIT	0	100	0	0		525.00	SF 85.00	85.00	100	2005	2005	3	40	17,850												
5	0877	JACUZZI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2005	2005	3	24	480												
6	0871	POOL HTR R	0	100	0	0		1.00	UT 4,000.00	4,000.00	100	2005	2005	3	24	960												
7	0855	CONC PAVER	0	100	0	0		1,620.00	SF 10.00	10.00	100	2005	2005	3	86	13,932												
8	0911	SCRN RM A	0	100	41	21		861.00	SF 17.50	17.50	100	2005	2005	3	24	3,616												
9	0911	SCRN RM A	0	100	44	28		1,232.00	SF 30.63	30.63	100	2005	2005	3	24	9,055												
10	1126	CB/STC 8"	0	100	131	0		655.00	SF 8.00	8.00	100	2005	2005	3	86	4,506												
LAND DESCRIPTION					TOTAL OB/XF										66,333													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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											

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