

LOT 12
LITTLE PINEY ISLAND #2 PB5/261

WRIGHT DAVID EDWARD & ERIKA
98135 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5001-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,768	100	1,768	233,073
FGR	484	55	266	35,067
FOP	182	30	55	7,251
FOP	256	30	77	10,151
FSP	104	40	42	5,536
FSP	196	40	78	10,283
FST	1,494	55	822	108,363
UOP	24	20	5	659
UOP	210	20	42	5,536
TOTALS	4,718		3,155	415,919

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	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	4,566.00	SF	4.00	4.00
3	0300	BOAT DCK W	0 100	320	4	1,280.00	SF	20.00	20.00
4	0350	CARPORT WD	0 100	24	20	480.00	SF	6.50	6.50
5	0310	AL GANG WY	0 100	0	0	20.00	LF	57.50	57.50
6	0303	FLT DOCK W	0 100	20	8	160.00	SF	13.00	13.00
7	0322	BOAT LFT L	0 100	0	0	1.00	UT	750.00	750.00
8	0317	DCK PLNG W	0 100	0	0	2.00	UT	500.00	500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	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	
0500	01	3,155	104.0060	156.01	492,212	1992	1992	0	0	0	15.50	84.50
1 SFR CUST - 100% - 0				Heated Area: 1768				HX Base Yr				
The floor plan diagram illustrates the layout of a single-family residence with various rooms and their market values as of 1993. The rooms and their values are: FOP 1993 (Front Porch) at 16, FSP 1993 (Side Porch) at 10, UOP 1993 (Upper Porch) at 30, FST 1993 (Front Staircase) at 33, FGR 1993 (Front Garage) at 22, and BAS 1993 (Basement) at 52. The diagram also shows the overall dimensions of the property, including a total area of 3,155 square feet and a heated area of 1,768 square feet. The layout includes a front porch, a side porch, an upper porch, a front staircase, a front garage, and a basement. The rooms are connected by a central hallway and a set of stairs. The overall shape of the property is rectangular with a small extension on the right side for the front staircase and front garage. The basement is located below the main floor level. The front porch is on the left side, and the side porch is on the right side. The upper porch is located above the main floor level. The front staircase is on the right side, and the front garage is on the right side. The basement is located below the main floor level. The rooms are connected by a central hallway and a set of stairs. The overall shape of the property is rectangular with a small extension on the right side for the front staircase and front garage. The basement is located below the main floor level. The front porch is on the left side, and the side porch is on the right side. The upper porch is located above the main floor level. The front staircase is on the right side, and the front garage is on the right side. The basement is located below the main floor level.												
BLD DATE								LGL DATE		05/24/2023		

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	1992	1992	3	72	1,440	
2	0812	CONCRETE C	0 100	0	0	4,566.00	SF	4.00	4.00	100	1992	1992	3	64	11,689	
3	0300	BOAT DCK W	0 100	320	4	1,280.00	SF	20.00	20.00	100	1992	1992	3	20	5,120	
4	0350	CARPORT WD	0 100	24	20	480.00	SF	6.50	6.50	100	1992	1992	3	20	624	
5	0310	AL GANG WY	0 100	0	0	20.00	LF	57.50	57.50	100	2017	2017	3	78	897	
6	0303	FLT DOCK W	0 100	20	8	160.00	SF	13.00	13.00	100	2017	2017	3	84	1,747	
7	0322	BOAT LFT L	0 100	0	0	1.00	UT	750.00	750.00	100	1992	1992	3	20	150	
8	0317	DCK PLNG W	0 100	0	0	2.00	UT	500.00	500.00	100	1992	1992	3	20	200	

TOTAL OB/XF														21,867			
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA					
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	4					
Total Acres:		0.00		Total Land Value:		425,000		Market:		0		Agricultural: 0					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7 Tax Dist:			
BUILDING MARKET VALUE					415,919
TOTAL MARKET OB/XF VALUE					21,867
TOTAL LAND VALUE - MARKET					425,000
TOTAL MARKET VALUE					862,786
SOH/AGL Deduction					486,351
ASSESSED VALUE					376,435
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					326,435
TOTAL JUST VALUE					862,786
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					763,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P17?	HT WTR HTR	0	03/01/2017
7702	NEW CONSTR	133,665	12/02/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2727/1728	7/25/2024	WD	Q	I	01	950,000
GRANTOR: MOTTAYAW JACOB JR L/E						
GRANTEE: WRIGHT DAVID EDWARD						
2287/0461	7/03/2019	LE	U	I	11	100
GRANTOR: MOTTAYAW JACOB C JR &						
GRANTEE: BEASLEY LAURA LYNN						

BUILDING NOTES									
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BUILDING DIMENSIONS
UOP=[YR=1993] W30 FSP=[YR=1993] N7 W14 S10 UOP=[YR=1993] W6
FOP=[YR=1993] N6 W16 S16 E16 N10 \$ S4 E6 N4 \$ S4 E10
BAS=[YR=1993] S52 E10 FSP=[YR=1993] S8 E13 N8 W13 \$ E24 N52
W34 \$ E4 N7 \$ S7 E30 N7 \$ PTR= E15 FST=[YR=1993] E40 S11
FOP=[YR=1993] E10 S14 W16 N7 E6 N7 \$ S7 W6 S37 W12
FGR=[YR=1993] W22 N22 E22 S22 \$ N22 W22 N33 \$ W15 \$.