LOT 15 & 16 EX S-1 OF LOT 15
IN OR 2623/1850
LITTLE PINEY ISLAND #2 PB5/261

LINDBERG ROBERT J L/E/
98031 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5001-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

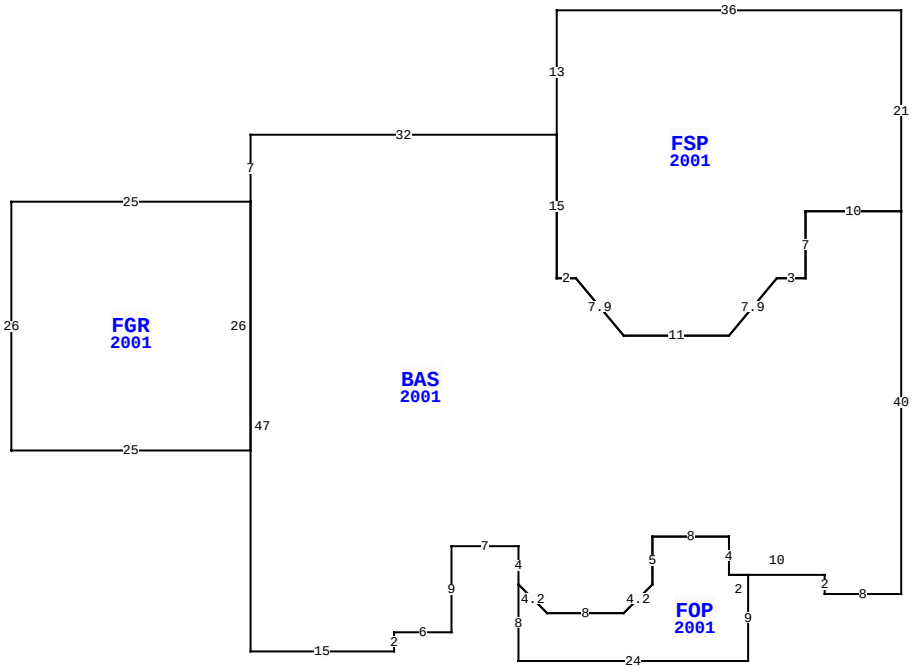
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,728	100	2,728	373,215
FGR	650	55	358	48,978
FOP	201	30	60	8,209
FSP	1,034	40	414	56,639
TOTALS	4,613		3,560	487,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,560	101.3400	152.01	541,156	2001	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2002 Heated Area: 2728 HX Base Yr 2002



98031 LITTLE PINEY ISLAND PT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		487,040
TOTAL MARKET OB/XF VALUE		24,463
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		691,503
SOH/AGL Deduction		333,401
ASSESSED VALUE		358,102
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		303,102
TOTAL JUST VALUE		691,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012750	ROOF	18,900	12/18/2020
B007572	XFOB	6,618	10/01/2000
006809	NEW CONSTR	150,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1850	3/06/2023	QC	U	I	11	100
GRANTOR: LINDBERG ROBERT J						
GRANTEE: LINDBERG ROBERT JAR						
0909/1831	12/02/1999	WD	Q	V	09	55,000
GRANTOR: JONES CHARLES ET AL						
GRANTEE: LINDBERG ROBERT J &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W36 S13 BAS=[YR=2001] W32 S7 FGR=[YR=2001] W25 S26 E25 N26 $ S47 E15 N2 E6 N9 E7 S4 FOP=[YR=2001] S8 E24 N9 W2 N4 W8 S5 L3 D3 W8 U3 L3 $ R3 D3 E8 U3 R3 N5 E8 S4 E10 S2 E8 N40 W10 S7 W3 L5 D6 W11 U6 L5 W2 N15 $ S15 E2 D6 R5 E11 U6 R5 E3 N7 E10 N21 $.

EXTRA FEATURES

LN	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	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	3,156.00	SF	4.00	4.00	100	2001	2001	3	80	10,099	
3	0861	POOL GUNIT	0	100	0	0	338.00	SF	85.00	85.00	100	2001	2001	3	27	7,757	
4	0855	CONC PAVER	0	100	0	0	454.00	SF	10.00	10.00	100	2001	2001	3	80	3,632	

LAND DESCRIPTION

TOTAL OB/XF 24,463

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.20	150,000.00	30,000.00	30,000							
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS