

LOT 19
IN OR 2516/683
LITTLE PINEY ISLAND #2 PB5/261

CROSS JAMES D & KARA M
96229 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

47-3N-28-5001-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
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
BAL	80	15	12	1,723
BAS	2,040	100	2,040	292,847
DCK	400	10	40	5,742
FEP	160	80	128	18,375
FGR	1,440	55	792	113,694
FOP	12	30	4	574
FUS	1,500	100	1,500	215,329
SFB	740	80	592	84,983
STR	44	10	4	574
STR	90	10	9	1,292
TOTALS	6,749		5,191	745,181

** This building has 12 Sub-Areas

96229 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE
EXP DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/24/2023 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0812	CONCRETE C	0	100	0	0	2,746.00	SF	4.00	4.00	100
3	0300	BOAT DCK W	0	100	0	0	1,276.00	SF	40.00	40.00	100
4	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100
5	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100
6	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1988	1988	3	64	1,280	
1988	1988	3	54.5	5,986	
1990	1990	3	20	10,208	
1990	1990	3	20	960	
2006	2006	3	44	1,830	
2006	2006	3	27	243	
2006	2006	3	27	540	

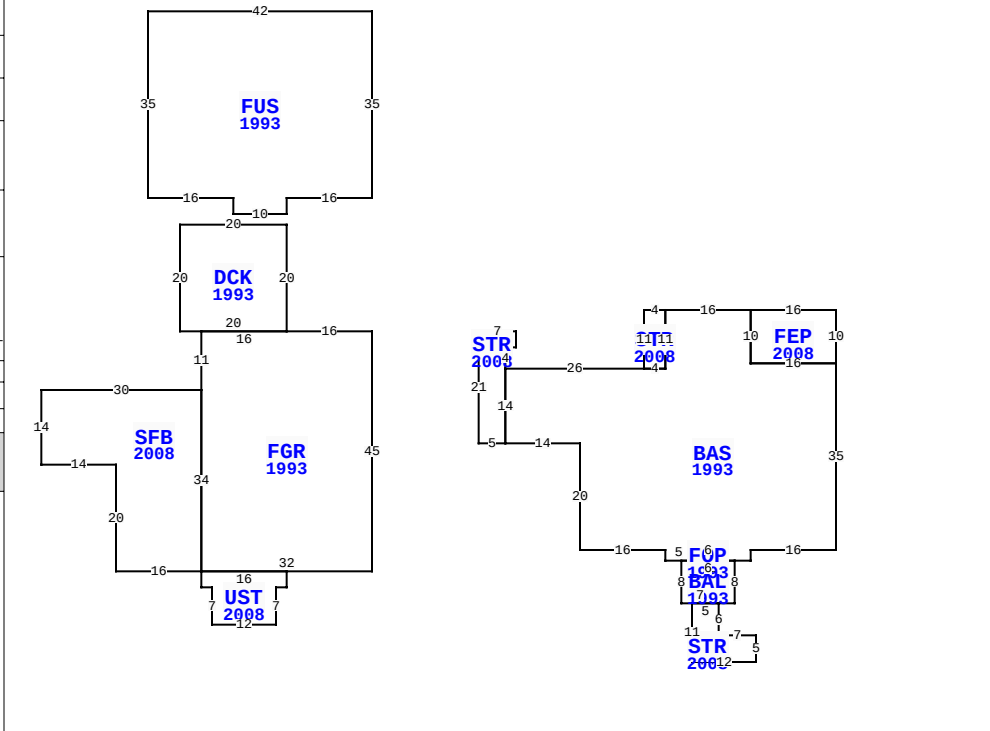
LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT	

TOTAL OB/XF											21,047	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	4	

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 01 5,191 105.1650 157.75 818,880 1988 2005 0 0 0 9.00 91.00
1 SFR CUST - 100% - 2024 Heated Area: 4132 HX Base Yr 2024



NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE		745,181
TOTAL MARKET OB/XF VALUE		21,047
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		1,191,228
SOH/AGL Deduction		0
ASSESSED VALUE		1,191,228
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,141,228
TOTAL JUST VALUE		1,191,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		938,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240004794	IN GROUND CONCRET	23,000	04/25/2024
B201797	WD DECK	38,000	04/01/2020
B23634	XFOB	51,000	06/01/2010
941346	NEW CONSTR	1,152	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0683	11/23/2021	WD	Q	I	01	975,000
GRANTOR: ROSE RICHARD H & JULI						
GRANTEE: CROSS JAMES D & KAR						
1604/0002	1/30/2009	WD	U	I	12	1,185,000
GRANTOR: REDMOND THOMAS A						
GRANTEE: ROSE RICHARD H & JU						

BUILDING NOTES											
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BUILDING DIMENSIONS
FGR=[YR=1993] W16 DCK=[YR=1993] N20 W20 S20 E20\$ W16 S11
SFB=[YR=2008] W30 S14 E14 S20 E16 N34\$ S34 UST=[YR=2008] E7 S3
E2 S7 E12 N7 E2 N3 W16\$ E32 N45\$ PTR=E20 STR=[YR=2008] E7 S3
W2 S4 BAS=[YR=1993] E26 STR=[YR=2008] N11 E4 S11 W4\$ E4 N11
E16 FEP=[YR=2008] E16 S10 W16 N10\$ S10 E16 S35 W16 S2 W3
BAL=[YR=1993] S8 W3 STR=[YR=2008] S6 E7 S5 W12 N11 E5\$ W7 N8
E2 FOP=[YR=1993] N2 E6 S2 W6\$ E8\$ W2 N2 W6 S2 W5 N2 W16 N20
W14 N14\$ S14 W5 N21\$ W20\$ PTR=N25 FUS=[YR=1993] N35W42 S35
E16 S3 E10 N3 E16\$ S25\$.