

PEAT DAVID W
96215 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0203-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				370,250				
TOTAL MARKET OB/XF VALUE				9,119				
TOTAL LAND VALUE - MARKET				121,500				
TOTAL MARKET VALUE				500,869				
SOH/AGL Deduction				82,890				
ASSESSED VALUE				417,979				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				417,979				
TOTAL JUST VALUE				500,869				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				510,319				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B25364		CO ISSUED			0		06/27/2012	
E24629		NEW CONSTR			0		02/01/2012	
P15600		NEW CONSTR			0		01/01/2012	
B1125364		NEW CONSTR			279,011		12/01/2011	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2096/0526		12/30/2016		WD	Q	I	01	285,700
GRANTOR:MARTIN JOSHUA & DEVIN								
GRANTEE: PEAT DAVID W								
1816/0388		9/18/2012		WD	Q	I	01	205,000
GRANTOR:TAYLOR MORRISON OF FL								
GRANTEE:MARTIN JOSHUA & DEV								
BUILDING NOTES								
BUILDING DIMENSIONS								
FOP=[YR=2012] W24 S8 BAS=[YR=2012] W16 S36 FGR=[YR=2012] S21 E21 FOP=[YR=2012] E8 N4 W1 N3 W7 S7 \$ N21 W21 \$ E21 S14 E7 S3 E12 N53 W24 \$ E24 N8 \$ PTR= E30 FUS=[YR=2012] E21 S39 W21 N39 \$ W30 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
21,500								
Common: 121,500 PRINTED 07/30/2025 BY SYS								