

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	11	2,713	155.8656	205.74	558,173	2008	2008	0	0	0	8.00	92.00		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		513,519	
TOTAL MARKET OB/XF VALUE		4,229	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		677,748	
SOH/AGL Deduction		102,534	
ASSESSED VALUE		575,214	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		575,214	
TOTAL JUST VALUE		677,748	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		674,933	

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,797	100
BAS	112	100
BAS	156	100
DCK	16	10
FCP	420	25
FUS	284	100
STR	28	10
STR	40	10
STR	42	10
UOP	96	20
TOTALS	4,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009918	METAL SHED (T)360	23,108	08/27/2024
22100895	REMODEL	20,000	03/01/2022
M12726	TANKS/BLRS	0	02/01/2007
E17764	ELEC OTHER	872	07/01/2006
C16942	CO ISSUED	160,000	01/01/2006
R08799	REPAIR/RRF	4,100	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2780/1147	4/11/2025	WD	Q	I	01	867,100
GRANTOR: CASA DE SOL LLC						
GRANTEE: HARBOTTLE C D						
2519/0713	12/01/2021	WD	Q	I	01	435,000
GRANTOR: ROACH MICHAEL J						
GRANTEE: CASA DE SOL LLC						

\*\* This building has 12 Sub-Areas  
96083 PINEY ISLAND DR, FERNANDINA BEACH, FL 32034

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0479	VF PICKET	0	0	0	120.00	LF	10.00	10.00	100	2015	2015	3	87	1,044	

EXTRA FEATURES													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/15/2025			MLU							

BUILDING NOTES													
BAS=[YR=2008;ORIG=0,0] W41 S25 W3 W21 S8 E14 S8 E31 E20 N9 N13 W13 N12 E13 N7 \$													
UOP=[YR=2024;ORIG=-20,41] W45 N16 W30 S4 W4 S4 E4 S14 E30 E31 E6 E8 N6 \$													
FCP=[YR=2008;ORIG=30,0] E20 S21 W20 N21 \$													
UOP=[YR=2008;ORIG=0,32] E12 N5 N11 W12 S16 \$													
BAS=[YR=2024;ORIG=0,16] N9 W13 S12 E13 N3 \$													
BAS=[YR=2024;ORIG=-65,33] S8 E5 E9 N8 W14 \$													
UOP=[YR=2008;ORIG=50,0] E12 S8 W12 N8 \$													
STR=[YR=2024;ORIG=-28,47] W6 S7 E6 N7 \$													
STR=[YR=2024;ORIG=-99,33] E4 S10 W4 N10 \$													
STR=[YR=2008;ORIG=12,27] E4 N7 W4 S7 \$													

LAND DESCRIPTION														TOTAL OB/XF										
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	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							