



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 7 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 80,000 TOTAL MARKET VALUE 80,000 SOH/AGL Deduction 27,659 ASSESSED VALUE 52,341 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 52,341 TOTAL JUST VALUE 80,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 75,000										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 04																											
NEIGHBORHOOD/LOC 4016.00																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2374/0971 7/06/2020 WD Q V 02 43,000 GRANTOR: GREENBERRY PROPERTIES GRANTEE: TEAHAN PAGE & PIETE 2374/0967 6/23/2020 QC U V 11 100 GRANTOR: LYNWOOD G WILLIS REV GRANTEE: GREENBERRY PROPERTI											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 04/15/2025 MLU INC DATE AG DATE											
EXTRA FEATURES						PINEY ISLAND DR, FERNANDINA BEACH										BUILDING NOTES											
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	BUILDING DIMENSIONS											
																	LAND DESCRIPTION										
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	0.50	160,000.00	80,000.00	80,000										
LAND DESCRIPTION																	TOTAL OB/XF 0										
REVIEW DATE 04/15/2025 BY MLU Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS																											