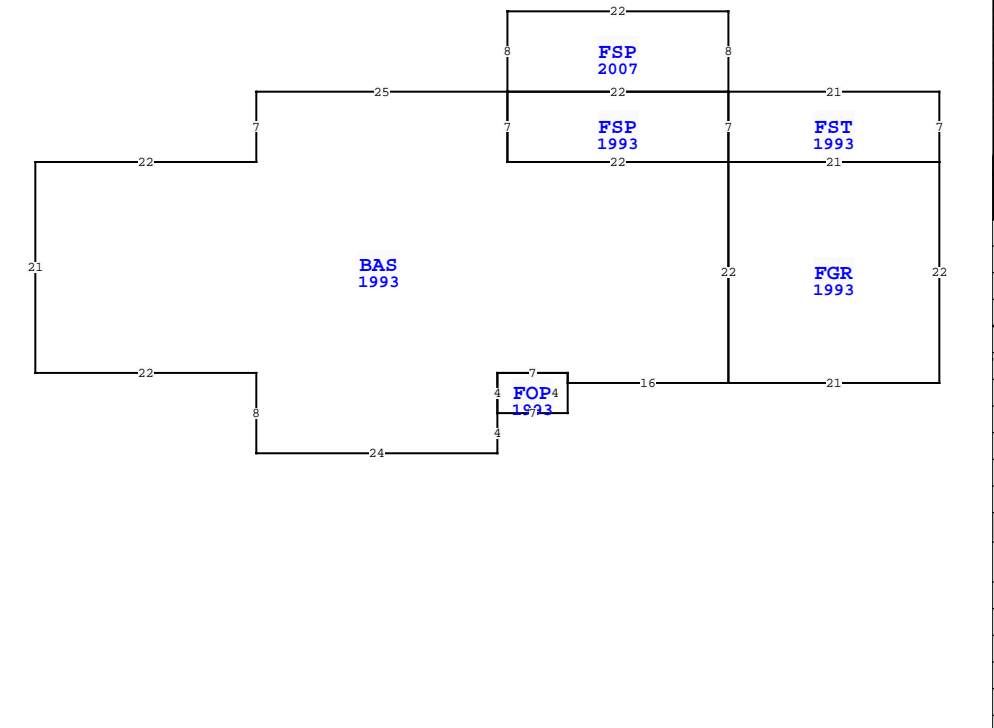




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	01	2,307	115.7625	152.81	352,533	1990	1990	0	0	15.50	84.50	



Quality					
DOR CODE	04 Quality Level 04				
MAP CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100	1993	1,832	236,556
FGR	462	55	1993	254	32,798
FOP	28	30	1993	8	1,033
FSP	154	40	1993	62	8,006
FSP	176	40	2007	70	9,039
FST	147	55	1993	81	10,459
TOTALS	2,799			2,307	297,890

95042 PINEY ISLAND CT, FERNANDINA BEACH, FL 32034  
 BLD DATE 04/11/2008 RK LGL DATE 04/15/2025 MLU  
 XF DATE INC DATE AG DATE

EXTRA FEATURES														
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	100	0	0	1.00	3,500.00	100	1990	1990	3	66	2,310
2	0812	CONCRETE C	0	100	0	0	1,789.00	4.00	100	1990	1990	3	57	4,079

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE		297,890	
TOTAL MARKET OB/XF VALUE		6,389	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		464,279	
SOH/AGL Deduction		314,030	
ASSESSED VALUE		150,249	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		99,527	
TOTAL JUST VALUE		464,279	
NCN VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		439,553	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800505	H/AC	0	01/01/2018
B1702138	REPAIR/RRF	13,000	04/01/2017
6296	NEW CONSTR	75,876	02/16/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1981/1708	5/26/2015	WD Q	I	01		241,000
GRANTOR: DUNBAR BRIAN						
GRANTEE: MARTIN CHANDLER A &						
1373/0168	12/12/2005	WD U	I	20		324,000
GRANTOR: SAUNDERS ORVILLE JR &						
GRANTEE: DUNBAR BRIAN						

BUILDING NOTES												
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**BUILDING DIMENSIONS**  
 FST=[YR=1993] W21FSP=[YR=2007] N8 W22 S8 E22\$ FSP=[YR=1993]  
 W22 BAS=[YR=1993] W25 S7 W22 S21 E22 S8 E24 N4 FOP=[YR=1993]  
 E7 N4 W7 S4 \$ N4 E7 S1 E16 FGR=[YR=1993] E21 N22 W21 S22 \$  
 N22 W22 N7 \$ S7 E22 N7 \$ S7 E21 N7 \$ .