

PT TRACT A IN OR 1671/1590
 PINEY ISLAND PBK 4/63
 {A/K/A LOTS 30,31 OF U/R SUB}

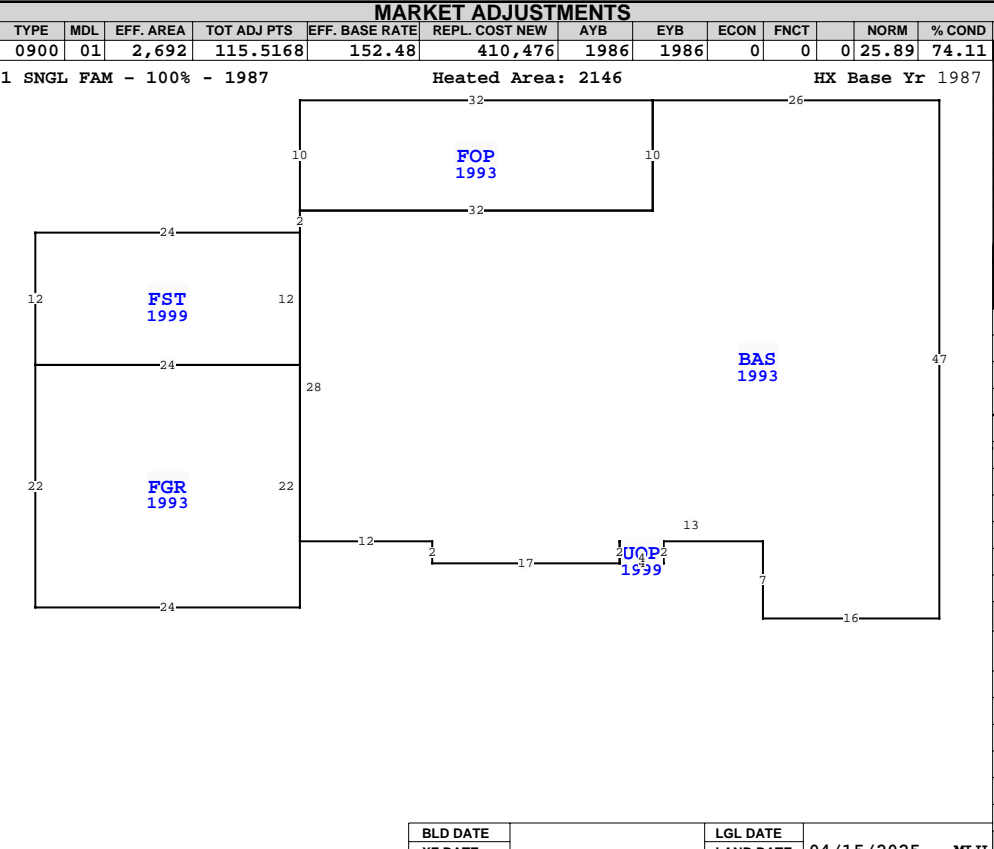
RICHARDSON CHARLES & MARTHA REV LVG TRUST/RICHARDS
 96139 PINEY ISLAND DRIVE
 FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0031-0000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK	90		
Exterior Wall	05	AVERAGE	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.100			
Units		0	100		
BUD8 Adjustme	04	DIST 01	100		
Occupancy	00	NONE	100		
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,146	100	1993	2,146	242,504
FGR	528	55	1993	290	32,771
FOP	320	30	1993	96	10,848
FST	288	55	1999	158	17,855
UOP	8	20	1999	2	226
TOTALS	3,290			2,692	304,204



NASSAU COUNTY PROPERTY PAGE 1 of 1 7

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	304,204
TOTAL MARKET OB/XF VALUE	10,490
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	474,694
SOH/AGL Deduction	282,499
ASSESSED VALUE	192,195
TOTAL EXEMPTION VALUE	55,722
BASE TAXABLE VALUE	136,473
TOTAL JUST VALUE	474,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3127	NEW CONSTR	58,700	12/26/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1671/1590	4/14/2010	WD U	I	11		100
GRANTOR: RICHARDSON CHARLES S						
GRANTEE: RICHARDSON CHARLES						
0769/0994	8/27/1996	WD U	V	08		100
GRANTOR: SAUNDERS ORVILLE L &						
GRANTEE: RICHARDSON CHARLES						

EXTRA FEATURES

96139 PINEY ISLAND DR, FERNANDINA BEACH

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	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0812	CONCRETE C	0	100	0	2,980.00	SF	3.60	3.60	100	1986	1986	3	47	5,042	
3	0825	BRICK	0	100	0	220.00	SF	12.50	12.50	100	1990	1990	3	85	2,338	
4	0940	SHEDS/PORT	0	100	20	180.00	SF	30.00	30.00	100	2001	2001	3	20	1,080	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] W32 S10 E32 N10S10 W32 S2
 FST=[YR=1999] W24 S12 FGR=[YR=1993] S22 E24 N22 W24 \$ E24 N12
 \$ S 28 E12 S2 E17 UOP=[YR=1999] E4 N2 W4 S2 \$ N2 E13 S7 E16
 N47 \$.

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							