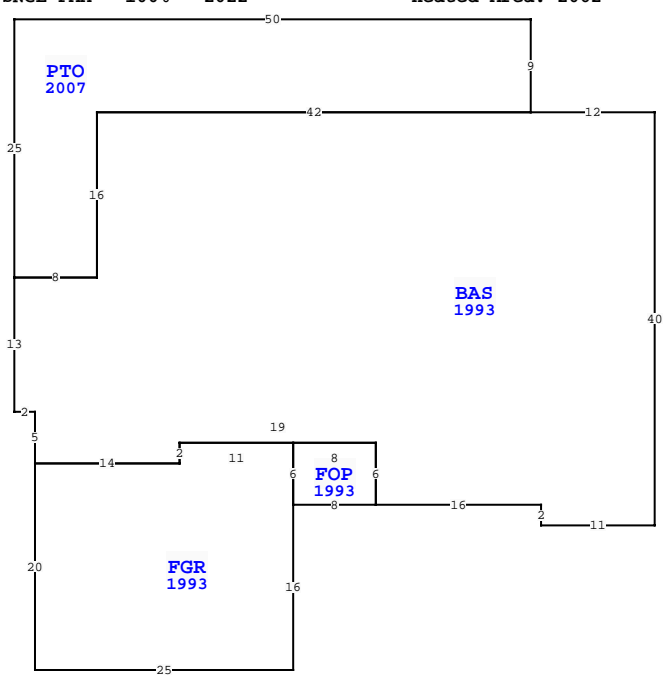


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,062	100	1993
FGR	522	55	1993
FOP	48	30	1993
PTO	578	5	2007
TOTALS	3,210		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2022									
				Heated Area: 2062				HX Base Yr 2022				



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			348,229
TOTAL MARKET OB/XF VALUE			1,656
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			509,885
SOH/AGL Deduction			147,119
ASSESSED VALUE			362,766
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			312,044
TOTAL JUST VALUE			509,885
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			483,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111682	DOOR	1,659	09/02/2021
M1707984	H/AC	0	12/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2434/1659	2/12/2021	WD Q	Q	I	01	380,000
GRANTOR: HOGAN ROBERT & ELIZAB						
GRANTEE: MALPHURS FREDERICK						
2227/0830	9/28/2018	WD U	U	I	37	185,000
GRANTOR: KRUZAN KENNETH M & EM						
GRANTEE: HOGAN ROBERT & ELIZ						

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
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	1981	1981
95016 PINEY ISLAND CT, FERNANDINA BEACH												
BLD DATE: 04/15/2025 MLU												
XF DATE: AG DATE:												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W12 PTO=[YR=2007] N9 W50 S25 E8 N16 E42\$ W42 S16 W8 S13 E2 S5 FGR=[YR=1993] S20 E25 N16 FOP=[YR=1993] E8 N6 W8 S6\$ N6 W11 S2 W14\$ E14 N2 E19 S6 E16 S2 E11 N40\$.												

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	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								