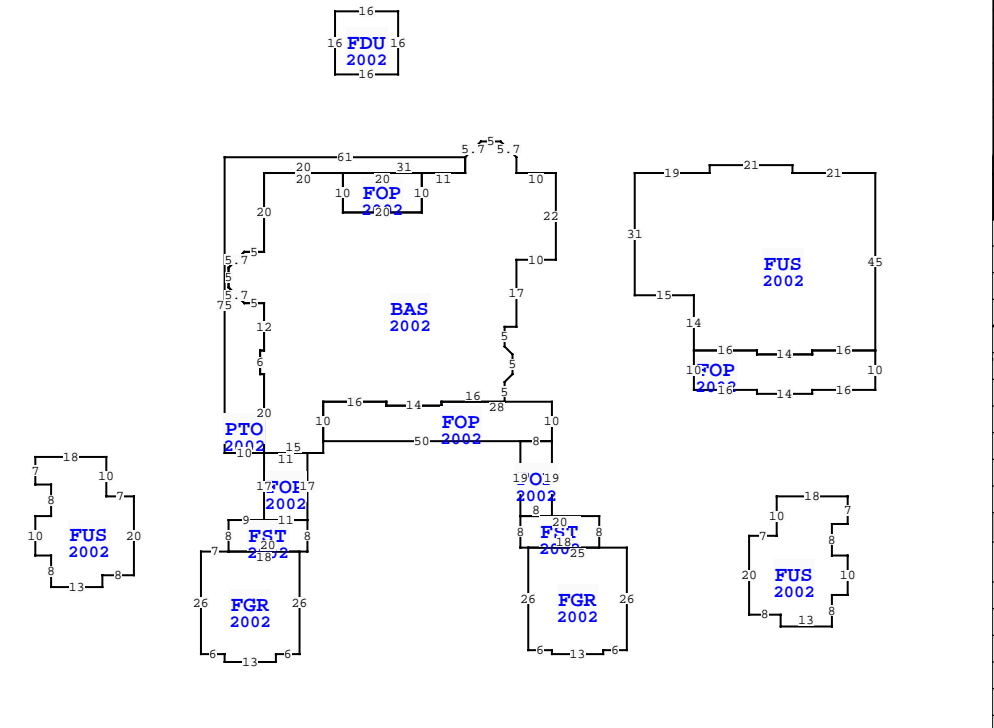




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floor	12 HARDWOOD 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	9,609	143.3322	226.46	2,176,054	2002	2002	0	0	0	11.00	89.00



** This building has 15 Sub-Areas

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE	1,936,688		
TOTAL MARKET OB/XF VALUE	113,428		
TOTAL LAND VALUE - MARKET	572,000		
TOTAL MARKET VALUE	2,622,116		
SOH/AGL Deduction	311,949		
ASSESSED VALUE	2,310,167		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,310,167		
TOTAL JUST VALUE	2,622,116		
NCN VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,432,671		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10260	REPAIR/RRF	1,000	04/01/2007
B0108962	NEW CONSTR	440,000	11/01/2001
B0108714	FOUNDATION	30,000	08/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/0815	9/12/2016	WD Q	Q	I	01	1,567,000

GRANTOR: CHISM WAYNE R & LORIE
GRANTEE: WILSON TOBY S & PEG
1012/0235 10/10/2001 WD Q V 250,000
GRANTOR: SIMMONS LOU J
GRANTEE: CHISM WAYNE & LORIE

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2002] W10 N4 L4 U4 W5 D4 L4 PTO=[YR=2002] W61 S75 E10 FOP=[YR=2002] S17 FST=[YR=2002] W9 S8 FGR=[YR=2002] W7 S26 E6 S2 E13 N2 E6 N26 W18 E20 N8 W11 E11 N17 W11 N20 W1 N6 E1 N12 W5 U4 L4 N5 R4 U4 E5 N20 E20 FOP=[YR=2002] S10 E20 N10 W20 SE31N4SS4 W11S10W20N10W20 S20W5 D4 L4 S5 R4 D4 E5S12W1S6E1 S20 E15 N3 FOP=[YR=2002] E50 FOP=[YR=2002] S19 FST=[YR=2002] S8E2 FGR=[YR=2002] S26 E6 S1 E13 N1 E6 N26 W25 E18 N8 W20 E8 N19 W8 E8 N10 W28 S1 W14 N1 W16 S10 N10 E16 S1 E14 N1 E16 N5 U2 R2 N5 L2 U2 N5 E3 N17 E10 N22 PTR= E20 FUS=[YR=2002] E19 N2 E21 S2 E21 S45 FOP=[YR=2002] S10 W16 S1 W14 N1 W16 N10 E16 S1 E14 N1 E16 S1 W14 N1 W16 N14 W15 N31 W20 PTR= S105 W115 FUS=[YR=2002] N3 E8	

Quality	03 Quality Level 03				
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	4,093	100	2002	4,093	824,942
FDU	256	65	2002	166	33,457
FGR	663	55	2002	365	73,566
FGR	676	55	2002	372	74,976
FOP	152	30	2002	46	9,271
FOP	187	30	2002	56	11,287
FOP	200	30	2002	60	12,093
FOP	460	30	2002	138	27,813
FOP	566	30	2002	170	34,263
FST	160	55	2002	88	17,736
TOTALS	12,345			9,609	936,688

95005 N PINEY ISLAND CT, FERNANDINA BEACH

BLD DATE	LGL DATE	04/15/2025	MLU
XF DATE	LAND DATE		
ENC 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0861	POOL GUNIT	0	0	0	0	468.00	SF	85.00	85.00	100	2002	2002	3	27	10,741	
3	0845	KOOL DECK	0	0	0	0	1,674.00	SF	7.25	7.25	100	2002	2002	3	80	9,709	
4	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	20	240	
5	0300	BOAT DCK W	0	0	0	0	2,312.00	SF	40.00	40.00	100	2002	2002	3	29	26,819	
6	0855	CONC PAVER	0	0	0	0	9,970.00	SF	7.00	7.00	100	2003	2003	3	82	57,228	
7	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	20	700	
8	1127	BRICK 8"	0	0	0	0	480.00	SF	11.00	11.00	100	2003	2003	3	95	5,016	

TOTAL OB/XF													113,428
-------------	--	--	--	--	--	--	--	--	--	--	--	--	---------

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	520,000.00	572,000.00	572,000							