



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		7			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	HARDIE BRD 100		0500	01	2,312	105.3500	166.45	384,832	1997	1997	0	0	0	13.25	86.75	VALUATION BY					STANDARD												
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2024										Heated Area: 2113					HX Base Yr 2024					Tax Group: 7					Tax Dist:					
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					406,485										
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					72,313										
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET					520,000										
Interior Floo		12	HARDWOOD 10																	TOTAL MARKET VALUE					998,798										
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					86,089										
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					912,709										
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 50,722										
Bathrooms			2 100																	BASE TAXABLE VALUE					861,987										
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					998,798										
Stories			1. 1. 100																	NCON VALUE					0										
Units			0 100		INCOME VALUE																														
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					886,986																									
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	1,963	100	1997	1,963	283,448																														
BAS	150	100	2008	150	21,660																														
FOP	210	30	1997	63	9,097																														
FOP	420	30	2024	126	18,194																														
STR	24	10	1997	2	289																														
STR	80	10	1997	8	1,156																														
TOTALS		2,847			2,312	333,842																													
EXTRA FEATURES						95011 PINEY ISLAND CT, FERNANDINA BEACH										BLD DATE					LGL DATE					04/15/2025 MLU									
																XF DATE					LAND DATE														
																INC DATE					AG DATE														
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	0811	CONCRETE B	0	100	0	0	924.00	SF	5.20	5.20	100	1997	1997	3	72	3,459																			
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765																			
3	0300	BOAT DCK W	0	100	135	5	675.00	SF	40.00	40.00	100	2010	2010	3	56	15,120																			
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2010	2010	3	40	360																			
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2010	2010	3	56	2,912																			
6	0810	CONCRETE A	0	100	9	6	54.00	SF	6.50	6.50	100	1999	1999	3	75	263																			
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	440																			
8	0820	WOOD WALK	0	100	0	0	200.00	SF	11.75	11.75	100	2001	2001	3	40	940																			
9	0811	CONCRETE B	0	100	0	0	563.00	SF	5.20	5.20	100	2008	2008	3	88	2,576																			
10	0862	POOL VINYL	1	100	35	14	490.00	SF	50.00	50.00	100	2024	2023		98	24,010																			
LAND DESCRIPTION						TOTAL OB/XF										52,845																			
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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000																		

RJO LIVING TRUST/O'SHIELDS RYAN T TRUSTEE
95011 PINEY ISLAND CT
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0038-0000

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