

LOT 43 PT OF TRACT A
IN OR 1617/1208
PINEY ISLAND PB 4/63 & 64

HENKEL BRUCE B & ELIZABETH A
96167 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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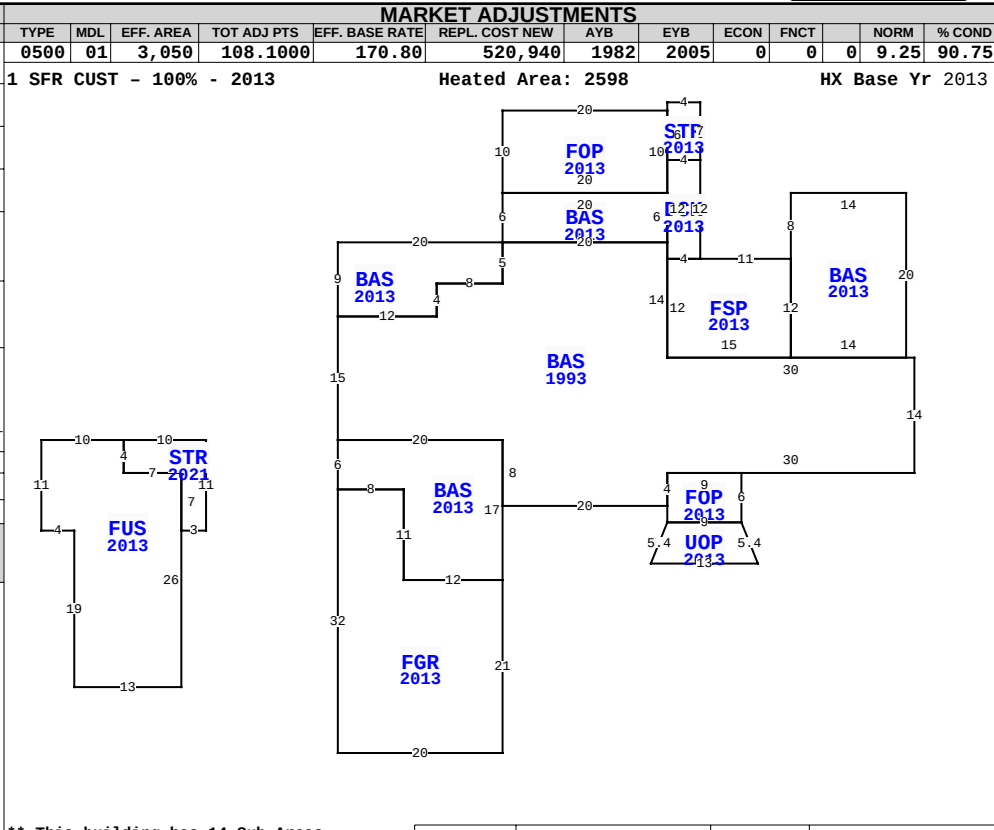
NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1993	1,392	215,762
BAS	120	100	2013	120	18,600
BAS	148	100	2013	148	22,940
BAS	252	100	2013	252	39,061
BAS	280	100	2013	280	43,400
DCK	48	10	2013	5	775
FGR	508	55	2013	279	43,245
FOP	54	30	2013	16	2,480
FOP	200	30	2013	60	9,300
FSP	180	40	2013	72	11,160
TOTALS	3,732			3,050	472,753

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0812	CONCRETE C	0	100	0	0	3,600.00	SF	4.00	4.00	100	2000	2000	3	77	11,088	
3	0300	BOAT DCK W	0	100	0	0	580.00	SF	40.00	40.00	100	2005	2005	3	36	8,352	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	78	1,794	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2018	2018	3	78	1,560	
6	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2018	2018	3	84	4,368	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C



NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE			472,753	
TOTAL MARKET OB/XF VALUE			28,877	
TOTAL LAND VALUE - MARKET			520,000	
TOTAL MARKET VALUE			1,021,630	
SOH/AGL Deduction			669,631	
ASSESSED VALUE			351,999	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			301,277	
TOTAL JUST VALUE			1,021,630	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			908,030	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318309	H/AC	0	05/24/2013
B1326879	ADDITION	282,947	02/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1617/1208	4/30/2009	WD	Q	I	01
GRANTOR: TURNER CHARLES B & TH					SALE PRICE
GRANTEE: HENKEL BRUCE B & EL					
1242/0850	6/30/2004	WD	Q	I	
GRANTOR: HOLLAND V BURNELL & B					325,000
GRANTEE: TURNER CHARLES B &					310,000

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2013]	W14 S8 FSP=[YR=2013]	W11 DCK=[YR=2013] N12
STR=[YR=2013]	N7 W4 S1 FOP=[YR=2013]	W20 S10 BAS=[YR=2013]
S6 BAS=[YR=2013]	W20 S9 BAS=[YR=1993]	S15 BAS=[YR=2013] S6
FGR=[YR=2013]	S32 E20 N21 W12 N11 W8 \$ E8 S11 E12 N17 W20 \$	
E20 S8 E20 FOP=[YR=2013]	S2 UOP=[YR=2013]	D5 L2 E13 U5 L2
W9 \$ E9 N6 W9 S4 \$ N4 E30 N14 W30 N14 W20 S5 W8 S4 W12 \$ E12		
N4 E8 N5\$ E20 N6 W20 \$ E20 N10 \$ S6 E4 \$ W4 S12 E4 \$ W4 S12		
E15 N12 \$ S12 E14 N20 \$ PTR= W85 S30 STR=[YR=2021]	W10	
FUS=[YR=2013]	W10 S11 E4 S19 E13 N26 W7 N4\$ S4 E7 S7 E3 N11\$	
N30 E85\$.		

LAND DESCRIPTION				TOTAL OB/XF											28,877										
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								