

ANDERSON JAMES F/ANDERSON SUSANNA K
96092 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0061-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		16		WD FR STUC 100		0900		01		2,733		112.08		96		147.96		404,375		2006		2006		0		0		9.00		91.00																	
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM - 0% - 2025												Heated Area: 2364				HX Base Yr																									
Roof Structur		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100																									
Roof Cover		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100																									
Interior Wall		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100																									
Interior Floo		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100																									
Interior Floo		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100																									
Air Condition		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100																									
Heating Type		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100																									
Bedrooms		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100																									
Bathrooms		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100																									
Frame		02		WOOD FRAME 100																																													
Stories		1.		1. 100																																													
Units		00		0 100																																													
Occupancy		00		NONE 100																																													
Quality		04		Quality Level 04																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		40		16.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		2,364		100		2006		2,364		318,297																																							
FGR		473		55		2006		260		35,008																																							
FOP		60		30		2006		18		2,423																																							
PTO		45		5		2006		2		269																																							
STP		72		10		2006		7		943																																							
USP		272		30		2019		82		11,041																																							
TOTALS		3,286						2,733		367,981																																							
EXTRA FEATURES										96092 PINEY ISLAND DR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/15/2025 MLU									
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		0812		CONCRETE C		0 0		0 0		1,749.00		SF		4.00		4.00		100		2006		2006		3		86		6,017																					
2		0500		FP-PRE FAB		0 0		0 0		1.00		UT		3,500.00		3,500.00		100		2006		2006		3		89		3,115																					