

LOT 74 PT OF TRACT B
IN OR 1710/901
PINEY ISLAND PB 4/63 & 64

DYE AMY L
96044 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
BAS	1,961	100
DCK	141	10
FGR	576	55
TOTALS	2,678	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,292	111.1320	146.69	336,213	1989	1989	0	0	0 15.75	84.25	
1 SNGL FAM - 100% - 2011												
Heated Area: 1961												
HX Base Yr 2011												
96044 PINEY ISLAND DR, FERNANDINA BEACH												
BLD DATE 04/15/2025 MLU												

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 7		Tax Dist:		
BUILDING MARKET VALUE		283,259		
TOTAL MARKET OB/XF VALUE		29,860		
TOTAL LAND VALUE - MARKET		200,000		
TOTAL MARKET VALUE		513,119		
SOH/AGL Deduction		303,574		
ASSESSED VALUE		209,545		
TOTAL EXEMPTION VALUE		HX HB	50,722	
BASE TAXABLE VALUE		158,823		
TOTAL JUST VALUE		513,119		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		474,525		

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	0812	CONCRETE C	0 100	0	0	1,937.00	SF	4.00	4.00	100	1989	1989
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989
3	0866	POOL FIBER	0 100	40	18	720.00	SF	72.00	72.00	100	1999	1999
4	0845	KOOL DECK	0 100	0	0	2,060.00	SF	7.25	7.25	100	1999	1999
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999
6	0462	ST/AL FNC	0 100	0	0	510.00	SF	10.00	10.00	100	2001	2001
TOTAL OB/XF 29,860												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00
Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000												