

LOT 76 PT OF TRACT B
IN OR 863/1496 & OR 1705/930
PINEY ISLAND PB 4/63 & 64

HERNANDEZ TAMARA A V WATKIVS
96034 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN 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	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

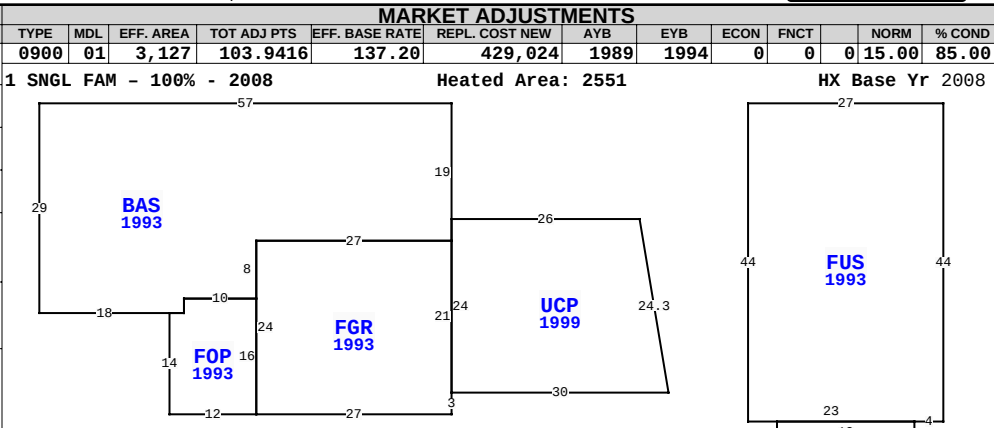
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1993	1,363	158,953
FGR	648	55	1993	356	41,517
FOP	188	30	1993	56	6,531
FUS	1,188	100	1993	1,188	138,545
UCP	672	20	1999	134	15,627
UOP	152	20	1993	30	3,499

TOTALS	4,211			3,127	364,670
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,108.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	16	6	96.00	SF	10.00
4	1242	WD DECK A	0	100	30	24	720.00	SF	10.00
5	0910	SCRN RM L	0	100	30	24	720.00	SF	15.00
6	0812	CONCRETE C	0	100	0	0	1,645.00	SF	4.00
7	0810	CONCRETE A	0	100	30	5	150.00	SF	6.50
8	0830	FLAGSTONE	0	100	0	0	160.00	SF	8.40
9	1076	TRELLIS A	0	100	15	30	450.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



96034 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF														
20,837														

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20,837														

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE		364,670	
TOTAL MARKET OB/XF VALUE		20,837	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		585,507	
SOH/AGL Deduction		348,595	
ASSESSED VALUE		236,912	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		186,190	
TOTAL JUST VALUE		585,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		543,844	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108707	REPAIR/RRF	10,000	08/01/2021
006849	XFOB	4,000	02/01/2000
3408	NEW CONSTR	0	02/17/1989
5500	NEW CONSTR	78,222	02/06/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1705/0930	10/20/2010	QC	U	I	11	100	
GRANTOR: WATKIVS KENNETH							
GRANTEE: WATKIVS TAMARA A V							
0863/1496	1/21/1999	WD	Q	I		190,000	
GRANTOR: MAXWELL NANCY B & JOH							
GRANTEE: VECCHIARELLO TAMARA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W57 S29 E18 FOP=[YR=1993] S14 E12									
FGR=[YR=1993] E27 N3 UCP=[YR=1999] E30 U24 L4 W26 S24 \$ N21									
W27 S24 \$ N16 W10 S2 W2\$ E2 N2 E10 N8 E27 N19\$ PTR= E41									
FUS=[YR=1993] E27 S44 W4 UOP=[YR=1993] S8 W19 N8 E19 \$ W23									
N44 \$ W41 \$.									

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