

LOT 209 PT OF TRACT A
IN OR 2676/1043
PINEY ISLAND PBK 4/63

KILPATRICK CHARLES R & NANCY A
96041 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0209-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 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		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

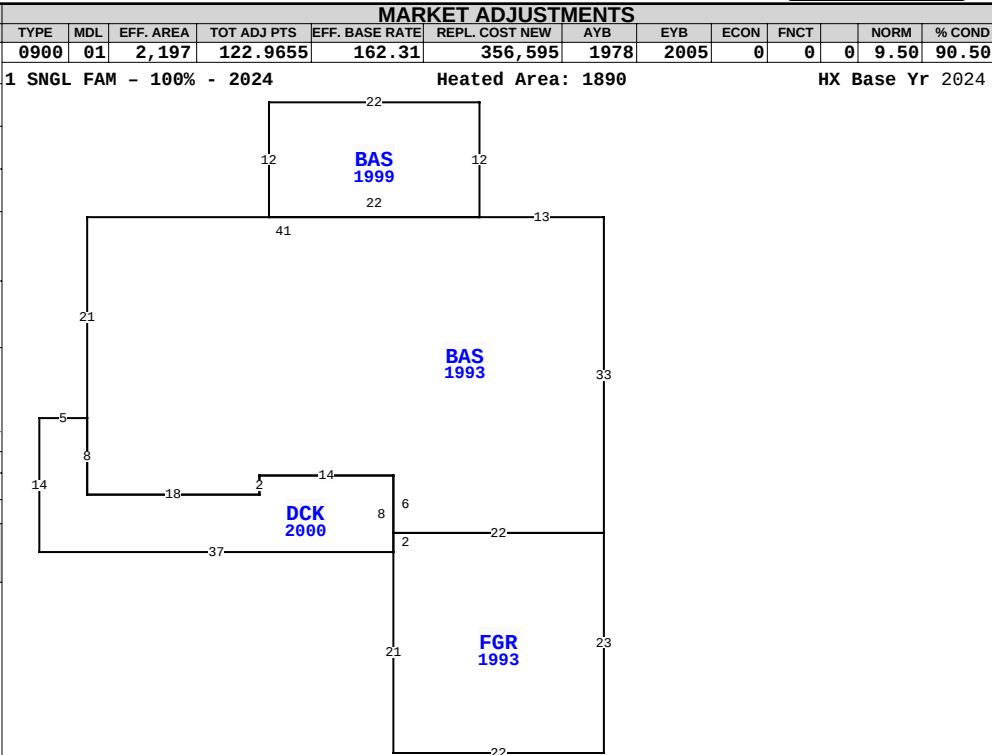
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100	1993	1,626	238,844
BAS	264	100	1999	264	38,779
DCK	290	10	2000	29	4,260
FGR	506	55	1993	278	40,835

TOTALS	2,686			2,197	322,718
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	111.00	SF	6.50	6.50	216
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	171
3	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	1,013
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	1,540
5	0820	WOOD WALK	0	100	0	0	299.00	SF	11.75	11.75	1,405
6	0810	CONCRETE A	0	100	16	10	160.00	SF	6.50	6.50	593
7	0812	CONCRETE C	0	100	0	0	2,607.00	SF	4.00	4.00	8,238
8	1242	WD DECK A	0	100	30	21	630.00	SF	10.00	10.00	3,780

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	



96041 PINEY ISLAND DR, 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	0810	CONCRETE A	0	100	0	0	111.00	SF	6.50	6.50	100	1980	1980	3	30	216	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	1982	1982	3	35	171	
3	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	1984	1984	3	41	1,013	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
5	0820	WOOD WALK	0	100	0	0	299.00	SF	11.75	11.75	100	1984	1984	3	40	1,405	
6	0810	CONCRETE A	0	100	16	10	160.00	SF	6.50	6.50	100	1990	1990	3	57	593	
7	0812	CONCRETE C	0	100	0	0	2,607.00	SF	4.00	4.00	100	2001	2001	3	79	8,238	
8	1242	WD DECK A	0	100	30	21	630.00	SF	10.00	10.00	100	2014	2014	3	60	3,780	

TOTAL OB/XF											
16,956											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 7						Tax Dist:					
BUILDING MARKET VALUE						322,718					
TOTAL MARKET OB/XF VALUE						16,956					
TOTAL LAND VALUE - MARKET						160,000					
TOTAL MARKET VALUE						499,674					
SOH/AGL Deduction						10,999					
ASSESSED VALUE						488,675					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						437,953					
TOTAL JUST VALUE						499,674					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						474,903					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106234	(2) SLIDING DOORS	9,454	05/15/2021
R2102695	ROOF	15,249	03/05/2021
B1809564	(6) WINDOWS	6,714	12/01/2018
B29490	DEMO POOL	0	10/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/1043	10/27/2023	WD	Q	I	02	625,000
GRANTOR: WRIGHT & RIVERA-WRIGH						
GRANTEE: KILPATRICK CHARLES						
2361/0099	5/07/2020	QC	U	I	11	100
GRANTOR: WRIGHT WILLIAM E SR &						
GRANTEE: WRIGHT & RIVERA-WIR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 BAS=[YR=1999] N12 W22 S12 E22\$ W41 S21 DCK=[YR=2000] W5 S14 E37 FGR=[YR=1993] S21 E22 N23 W22 S2\$ N8 W14 S2 W18 N8 \$ S8 E18 N2 E14 S6 E22 N33 \$.											