



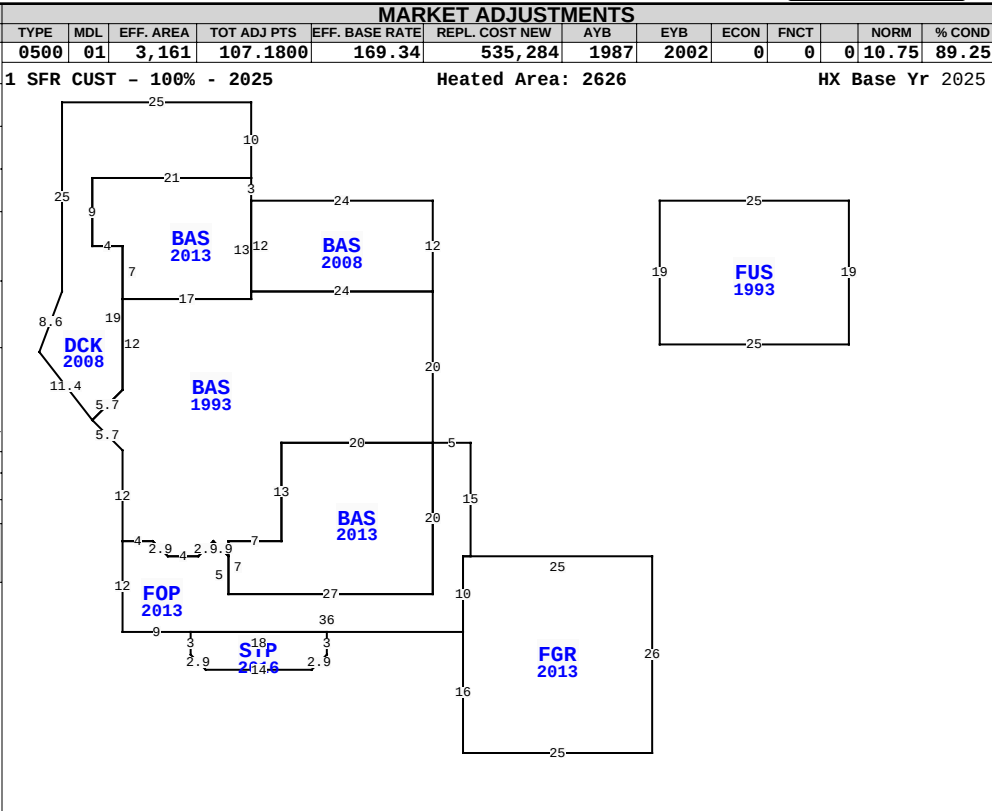
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	1993	1,106	167,156
BAS	288	100	2008	288	43,527
BAS	308	100	2013	308	46,550
BAS	449	100	2013	449	67,860
DCK	470	10	2008	47	7,103
FGR	650	55	2013	358	54,107
FOP	404	30	2013	121	18,287
FUS	475	100	1993	475	71,790
STP	86	10	2016	9	1,360

TOTALS	4,236			3,161	477,741
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,706.00	SF	10.00
2	0300	BOAT DCK W	0	100	0	0	1,094.00	SF	40.00
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0920	CWALL-WD/M	0	100	0	0	85.00	LF	390.00
6	0305	BOAT HOUS	0	100	17	10	1.00	UT	10,000.00
7	0303	FLT DOCK W	0	100	20	8	160.00	SF	2.60



96209 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF										43,850
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00

TOTAL OB/XF										43,850
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY										PAGE 1 of 1	7
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 7										Tax Dist:	
BUILDING MARKET VALUE										477,741	
TOTAL MARKET OB/XF VALUE										43,850	
TOTAL LAND VALUE - MARKET										520,000	
TOTAL MARKET VALUE										1,041,591	
SOH/AGL Deduction										0	
ASSESSED VALUE										1,041,591	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										990,869	
TOTAL JUST VALUE										1,041,591	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										925,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112900	(3) WINDOWS	11,728	09/23/2021
E1326221	REMODEL	0	05/01/2013
R1313478	ROOF	9,000	05/01/2013
M13546	MECH OTHER	0	01/01/2008
B20886	REMODEL	100,000	12/01/2007
4378	NEW CONSTR	57,280	10/20/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2735/1439	9/03/2024	WD	Q	I	01	1,200,000	
GRANTOR: DEMOTT MORTON & NANCY							
GRANTEE: FIDGE BINKLEY							
1773/0937	12/29/2011	WD	Q	I	02	475,000	
GRANTOR: PARKER ELIZABETH P &							
GRANTEE: DEMOTT MORTON & NAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W24 BAS=[YR=2013] N3 DCK=[YR=2008] N10 W25 S25 L3 D8 D9 R7 BAS=[YR=1993] D4 R4 S12 FOP=[YR=2013] S12 E9 STP=[YR=2016] S3 D2 R2 E14 U2 R2 N3 W18\$ E36 FGR=[YR=2013] S16 E25 N26 W25 S10\$ N10 E1 N15 W5BAS=[YR=2013] W20 S13 W7 S7 E27 N20\$ S20 W27 N5 U2 L2 D2 L2 W4 U2 L2 W4 \$ E4 D2 R2 E4 U2 R2 R2 D2 N2 E7 N13 E20 N20 W24 S1 W17 S12 D4 L4 \$ R4 U4 N19 W4 N9 E21 \$ W21 S9 E4 S7 E17 N13 \$ S12 E24 N12 PTR= E30 FUS=[YR=1993] E25 S19 W25 N19 \$ W30 \$.									