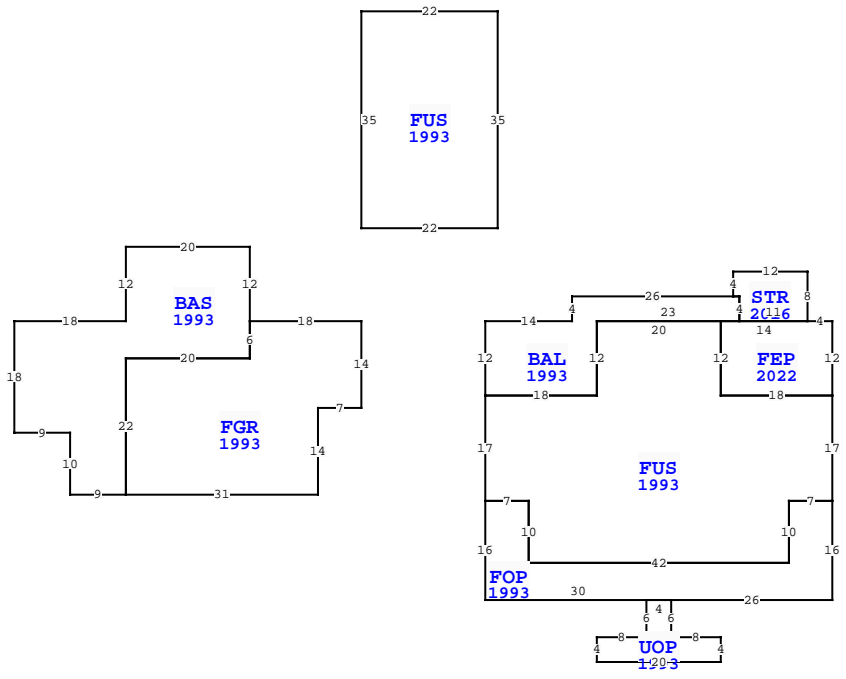




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	01	4,016	101.2000	159.90	642,158	1987	2005	0	0	0	9.50	90.50		
1 SFR CUST - 0% - 2024														
Heated Area: 3156 HX Base Yr														



NASSAU COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			7
VALUATION BY		STANDARD	
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			581,153
TOTAL MARKET OB/XF VALUE			80,195
TOTAL LAND VALUE - MARKET			520,000
TOTAL MARKET VALUE			1,181,348
SOH/AGL Deduction			11,803
ASSESSED VALUE			1,169,545
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,169,545
TOTAL JUST VALUE			1,181,348
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,063,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003920	SWIM POOL	28,975	03/11/2022
993346	REMODEL	1,500	03/01/1999
3614	N/A	99,500	09/15/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0297	3/28/2023	WD	Q	I	01	1,300,000

GRANTOR: TRINE THOMAS N & CARO						
GRANTEE: BAKER LARRY M & LIA						
2418/0843	12/17/2020	WD	Q	I	01	800,000
GRANTOR: TELLER BARBARA LOHR						
GRANTEE: TRINE THOMAS N & CA						

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
BAL	324	15	1993	49	7,091
BAS	774	100	1993	774	112,006
FEP	216	80	2022	173	25,035
FGR	846	55	1993	465	67,290
FOP	476	30	1993	143	20,694
FUS	770	100	1993	770	111,426
FUS	1,612	100	1993	1,612	233,272
STR	92	10	2016	9	1,302
UOP	104	20	1993	21	3,039
TOTALS	5,214			4,016	581,153

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,414.00	SF	4.00	4.00	100	1987	1987	3	49.5	4,780	
2	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	1987	1987	3	49.5	309	
3	0300	BOAT DCK W	0	0	0	0	724.00	SF	40.00	40.00	100	2010	2010	3	56	16,218	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
5	0825	BRICK	0	0	40	3	120.00	SF	12.50	12.50	100	1999	1999	3	93	1,395	
6	0311	WD GANG WY	0	0	0	0	15.00	SF	45.00	45.00	100	2020	2020	3	86	581	
7	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2020	2020	3	90	4,680	
8	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2020	2020	3	86	1,720	
9	0866	POOL FIBER	0	0	0	0	416.00	SF	72.00	72.00	100	2022	2022	3	93	27,855	
10	0855	CONC PAVER	0	0	0	0	1,534.00	SF	10.00	10.00	100	2022	2022	3	99	15,187	

96219 PINEY ISLAND DR, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/15/2025
														INC DATE		AG DATE	MLU
														TOTAL OB/XF 73,925			

BUILDING NOTES													
FGR=[YR=1993] W18 BAS=[YR=1993] N12 W20 S12 W18 S18 E9 S10 E9 N22 E20 N6\$ S6 W20 S22 E31 N14 E7 N14\$ PTR=E20 BAL=[YR=1993] E14 N4 E26 STR=[YR=2016] N4 E12 S8 FEP=[YR=2022] E4 S12 FUS=[YR=1993] S17 FOP=[YR=1993] S16 W26 UOP=[YR=1993] S6 E8 S4 W20 N4 E8 N6 E4\$ W30 N16 E7 S10 E42 N10 E7\$W7 S10 W42 N10 W7 N17 E18 N12 E20 S12 E18\$ W18 N12 E14\$ W11 N4 W1\$ E1 S4 W23 S12 W18 N12\$ W20 PTR=N50 FUS=[YR=1993] E22 S35W22N35\$ S50\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
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11	0462	ST/AL FNC	0 0	0 0	660.00	SF	10.00	10.00	100	2022	2022	3	95	6,270																																																																
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REVIEW DATE 08/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS																																																																														