

LOT 6
IN OR 1931/339
LITTLE PINEY ISLAND PB 5/81

JANSSON ERIC & NAN
96223 PINEY ISALND DR
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	94	100	1993	94	14,147
FST	48	55	1993	26	3,913
FUS	635	100	1993	635	95,571
FUS	1,031	100	1993	1,031	155,172
UGR	604	45	1993	272	40,937
UOP	418	20	2025	84	12,642

TOTALS	2,830			2,142	322,384
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0300	BOAT DCK W	0	100	4	122	668.00	SF	40.00	40.00
2	0305	BOAT HOUS	0	100	15	12	180.00	UT	6.50	6.50
3	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00
4	0825	BRICK	0	100	0	0	156.00	SF	12.50	12.50
5	0812	CONCRETE C	0	100	0	0	3,107.00	SF	4.00	4.00
6	0311	WD GANG WY	0	100	16	3	48.00	SF	45.00	45.00
7	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00
8	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00
9	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00
10	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00

LAND DESCRIPTION										
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,142	117.6000	185.81	398,005	1986	1986	0	0	0	19.00	81.00
1 SFR CUST - 100% - 2021												
Heated Area: 1760												
HX Base Yr 2021												
96223 PINEY ISLAND DR, FERNANDINA BEACH												
BLD DATE 04/15/2025 MLU												
LGL DATE 04/15/2025 MLU												
LAND DATE 04/15/2025 MLU												
AG DATE 04/15/2025 MLU												

TOTAL OB/XF 32,232												
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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00
												1.00
												1.00
												1.00
												1.00
												1.00
												1.00
												1.00
												1.00
												1.00
												1.00

TOTAL OB/XF 32,232												
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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00
												1.00
												1.00
												1.00
												1.00
												1.00
												1.00
												1.00
												1.00
												1.00
												1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		322,384	
TOTAL MARKET OB/XF VALUE		36,017	
TOTAL LAND VALUE - MARKET		520,000	
TOTAL MARKET VALUE		878,401	
SOH/AGL Deduction		363,227	
ASSESSED VALUE		515,174	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		464,452	
TOTAL JUST VALUE		878,401	
NCON VALUE		12,643	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		769,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008339	HTD 725 FUS	266,000	07/16/2024
B047273	SWIM POOL	16,912	08/01/2000
3341	REPAIR/RRF	2,150	04/08/1986
3141	NEW CONSTR	57,250	01/07/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1931/0339	7/21/2014	WD	Q	I	01	443,000
GRANTOR: MOYER B KEITH						
GRANTEE: JANSSON ERIC & NAN						
1664/0751	2/08/2010	QC	U	I	11	100
GRANTOR: MOYER LAETITIA A						
GRANTEE: MOYER B KEITH						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FUS=[YR=1993;ORIG=15,0] E12 E19 S27 S4 W3 S2 W9 N1 W6 S1 W9 N2 W4 N12 W4 N7 E4 N12 \$												
FUS=[YR=1993;ORIG=73,0] E12 S19 E19 S12 W12 S1 W7 N1 W12 N12 W4 N7 E4 N12 \$												
UOP=[YR=2025;ORIG=46,27] E6 N23 U10L11F230 W14 S6 E19 S27 \$												
UGR=[YR=1993;ORIG=0,0] W22 S18 W4 S8 E26 N26 \$												
BAS=[YR=1993;ORIG=-22,0] W4 S2 W2 S7 W5 S4 E11 N13 \$												
FST=[YR=1993;ORIG=-33,13] S4 E7 S1 E4 N5 W11 \$												
PTR=[ORIG=0,0] E15 W15 \$												
PTR=[ORIG=0,0] E73 W73 \$												

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