LOT 8
LITTLE PINEY ISLAND PB 5/81

CALHOUN GARY L & ANNE I
96251 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

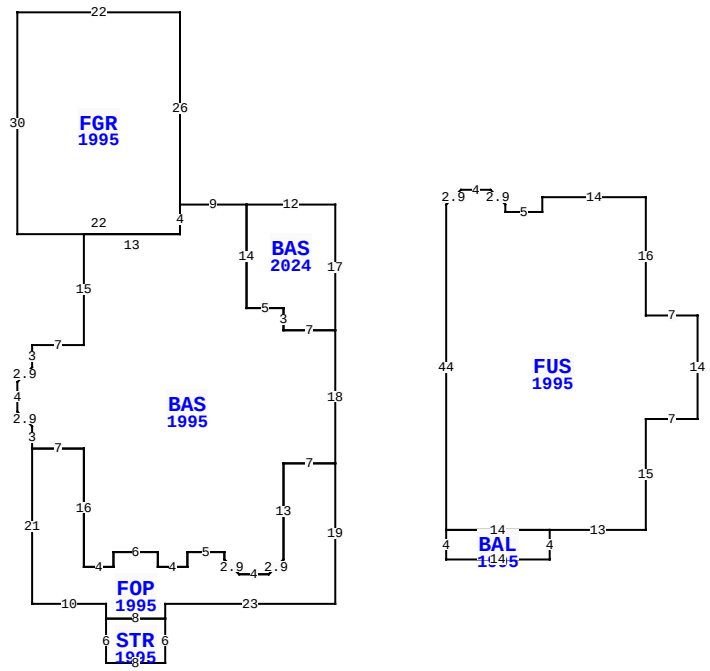
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	1995	8	1,072
BAS	1,419	100	1995	1,419	190,136
BAS	189	100	2024	189	25,325
FGR	660	55	1995	363	48,639
FOP	449	30	1995	135	18,089
FUS	1,307	100	1995	1,307	175,129
STR	48	10	1995	5	670
TOTALS	4,128			3,426	459,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,426	98.9000	156.26	535,347	1995	1995	0	0	0	14.25	85.75

1 SFR CUST – 100% - 2022 Heated Area: 2915 HX Base Yr 2022



96251 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		459,060
TOTAL MARKET OB/XF VALUE		11,908
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		745,968
SOH/AGL Deduction		366,907
ASSESSED VALUE		379,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		328,339
TOTAL JUST VALUE		745,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004475	CHG FSP/FEP	25,000	04/05/2023
R1012458	REPAIR/RRF	16,000	10/19/2010
B9401540	NEW CONSTR	220,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1895	3/31/2021	WD	Q	I	02	674,000
GRANTOR: GOODALL JOHN T & PATR						
GRANTEE: CALHOUN GARY L & AN						
0666/0817	9/09/1992	WD	Q	V		39,500
GRANTOR: ROUDEBUSH ROBERT						
GRANTEE: GOODALL JOHN & PAT						

BUILDING NOTES

EXTRA FEATURES

LN	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	100	27	24	648.00	SF	4.00	4.00	100	1995	1995	3	68	1,763	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	
3	1242	WD DECK A	0	100	0	0	342.00	SF	10.00	10.00	100	1997	1997	3	20	684	
4	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	2008	2008	3	88	641	
5	0812	CONCRETE C	0	100	0	0	2,074.00	SF	4.00	4.00	100	2008	2008	3	88	7,300	

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=-12,0] W9 S4 W13 S15 W7 S3 D2L2 S4 D2R2 S3 E7 S16 E4 N2 E6 S2 E4 N2 E5 S1 D2R2 E4 U2R2 N13 E7 N18 W7 N3 W5 N14 $
FUS=[YR=1995;ORIG=15,0] U2R2 E4 D2R2 S1 E5 N2 E14 S16 E7 S14 W7 S15 W13 W14 N44 $
FGR=[YR=1995;ORIG=-21,0] N26 W22 S30 E22 N4 $
FOP=[YR=1995;ORIG=-41,33] S21 E10 S2 E8 N2 E23 N19 W7 S13 D2L2 W4 U2L2 N1 W5 S2 W4 N2 W6 S2 W4 N16 W7 $
BAS=[YR=2024;ORIG=0,0] W12 S14 E5 S3 E7 N17 $
BAL=[YR=1995;ORIG=29,44] S4 W14 N4 E14 $
STR=[YR=1995;ORIG=-31,56] S6 E8 N6 W8 $
PTR=[ORIG=0,0] E15 W15 $

LAND DESCRIPTION

TOTAL OB/XF 11,908

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 11/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS