LOT 9 IN OR 2009/1313
LITTLE PINEY ISLAND PB 5/81

EMERSON MICHAEL E JR
96255 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

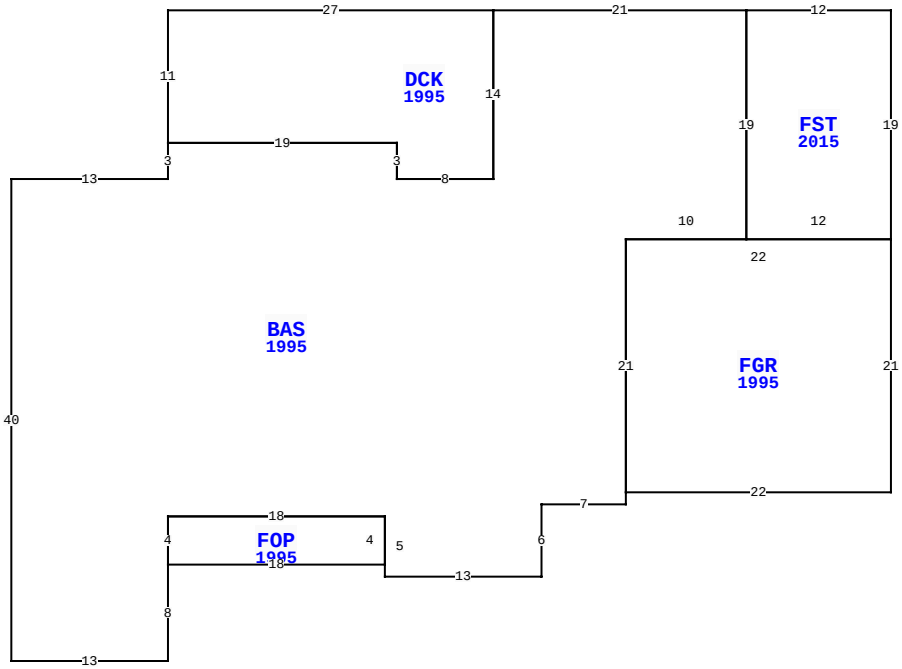
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,043	100	1995	2,043	338,754
DCK	321	10	1995	32	5,306
FGR	462	55	1995	254	42,116
FOP	72	30	1995	22	3,648
FST	228	55	2015	125	20,727
TOTALS	3,126			2,476	410,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,476	134.1120	211.90	524,664	1995	1995	0	0	0	21.75	78.25

1 SFR CUST – 100% - 2016 Heated Area: 2043 HX Base Yr 2016



96255 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		410,550
TOTAL MARKET OB/XF VALUE		11,738
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		697,288
SOH/AGL Deduction		286,967
ASSESSED VALUE		410,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		359,599
TOTAL JUST VALUE		697,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2107519	ROOF	32,000	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2009/1313	10/16/2015	WD	Q	I	01	471,000
GRANTOR: HENDERSON ROGER A & W						
GRANTEE: EMERSON MICHAEL E J						
0685/1024	7/26/1993	WD	Q	V		37,500
GRANTOR: NORMAN DANIEL ET AL						
GRANTEE: HENDERSON ROGER & W						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2015] W12 BAS=[YR=1995] W21 DCK=[YR=1995] W27 S11 E19 S3 E8 N14 $ S14 W8 N3 W19 S3 W13 S40 E13 N8 FOP=[YR=1995] E18 N4 W18 S4 $ N4 E18 S5 E13 N6 E7 N1 FGR=[YR=1995] E22 N21 W22 S21 $ N21 E10 N19 $ S19 E12 N19 $.

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	1127	BRICK 8"	0	100	24	8	192.00	SF	11.00	11.00	100	1996	1996	3	91	1,922	
2	0812	CONCRETE C	0	100	0	0	3,609.00	SF	4.00	4.00	100	1995	1995	3	68	9,816	

LAND DESCRIPTION

TOTAL OB/XF 11,738

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 01/12/2023 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS