LOT 11
ESMT PT OR 1779/1399
LITTLE PINEY ISLAND PB 5/81

UPCHURCH-SUTTON INC
C/O N M SUTTON, 96265 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0011-0000

BUILDING CHARACTERISTICS

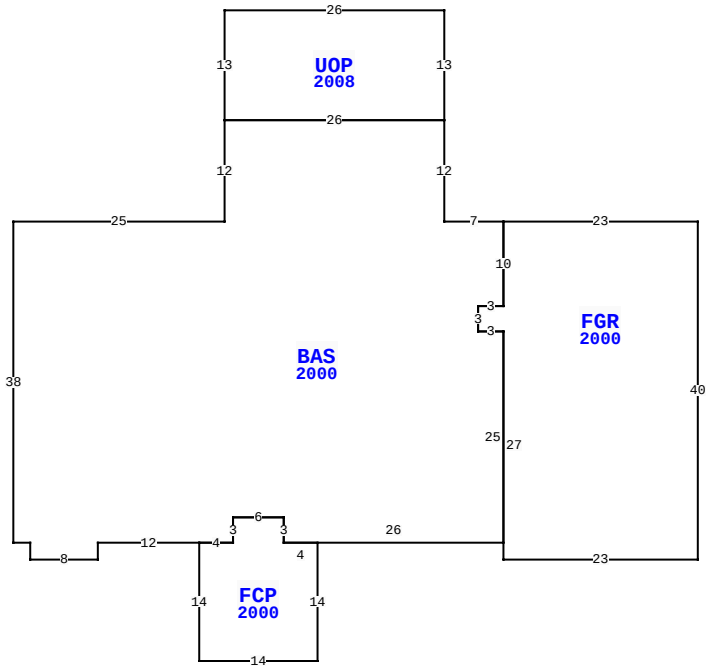
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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
BAS	2,505	100	2000	2,505	392,537
FCP	214	25	2000	54	8,462
FGR	929	55	2000	511	80,075
UOP	338	20	2008	68	10,656
TOTALS	3,986			3,138	491,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,138	112.7000	178.07	558,784	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2024 Heated Area: 2505 HX Base Yr 2024



96265 PINEY ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		491,730
TOTAL MARKET OB/XF VALUE		42,478
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		809,208
SOH/AGL Deduction		194,770
ASSESSED VALUE		614,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		563,716
TOTAL JUST VALUE		809,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		775,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905750	NEW CONSTR	200,000	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2735/1406	11/20/2023	ML	U	I	11	0
GRANTOR: UOCHURCH-SUTTON INC						
GRANTEE: SUTTON N M						
2498/0238	9/16/2021	WD	Q	I	01	640,000
GRANTOR: COLSON JACK LIVING TR						
GRANTEE: UPCHURCH-SUTTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W23 BAS=[YR=2000] W7 N12 UOP=[YR=2008] N13 W26 S13 E26$ W26 S12 W25 S38 E2 S2 E8 N2 E12 FCP=[YR=2000] S14 E14 N14 W4 N3 W6 S3 W4$ E4 N3 E6 S3 E26 N25 W3 N3 E3 N10$ S10 W3 S3 E3 S27 E23 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0858	SCULP CONC	0	100	0	0	1,929.00	SF	13.00	13.00	100	2000	2000	3	93	23,322	
3	0812	CONCRETE C	0	100	0	0	3,751.00	SF	4.00	4.00	100	2000	2000	3	77	11,553	
4	0300	BOAT DCK W	0	100	0	0	405.00	SF	40.00	40.00	100	2002	2002	3	29	4,698	

LAND DESCRIPTION

TOTAL OB/XF 42,478

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 09/02/2021 BY JHA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS