LOT 12
IN OR 2114/828
EX ESMT PT OR 1779/1399

COWLING JAMES M & KRISTEN D
96267 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

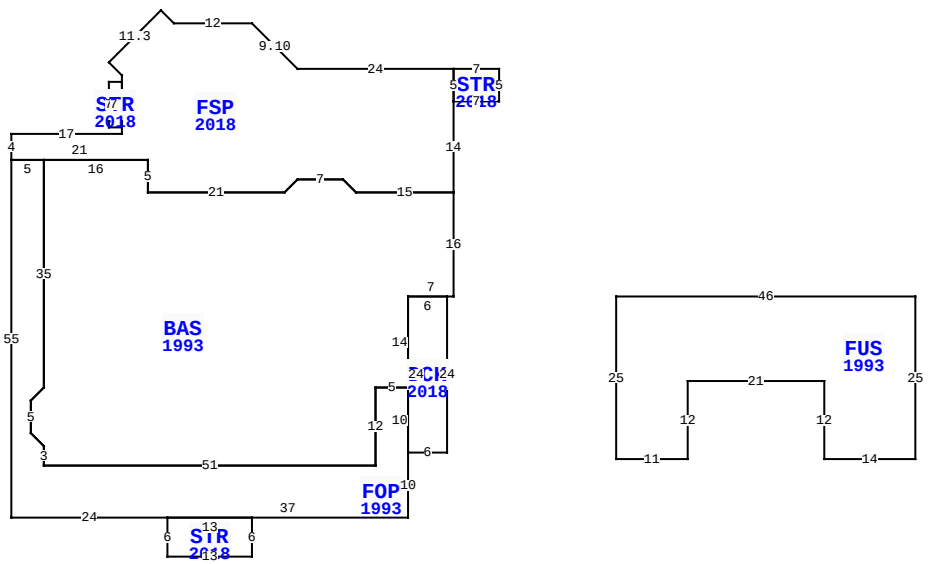
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
BAS	2,516	100	1993	2,516	381,489
DCK	144	10	2018	14	2,122
FOP	769	30	1993	231	35,025
FSP	1,164	40	2018	466	70,658
FUS	898	100	1993	898	136,159
STR	14	10	2018	1	151
STR	35	10	2018	4	607
STR	78	10	2018	8	1,213
TOTALS	5,618			4,138	627,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,138	101.5520	160.45	663,942	1993	2013	0	0	0	5.50	94.50

1 SFR CUST - 100% - 2018 Heated Area: 3414 HX Base Yr 2018



96267 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		698,157
TOTAL MARKET OB/XF VALUE		47,468
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		1,048,125
SOH/AGL Deduction		179,034
ASSESSED VALUE		869,091
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		818,369
TOTAL JUST VALUE		1,048,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,015,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313475	ROOF	2,993	05/01/2013
B25762	REMODEL	60,000	02/01/2012
993760	REMODEL	2,961	12/01/1999
1384	NEW CONSTR	0	12/01/1994
01336	GARAGE	25,619	09/01/1994
8544	NEW CONSTR	135,300	12/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0828	4/14/2017	WD	Q	I	01	900,000
GRANTOR: VANPUYMBROUCK ROBERT						
GRANTEE: COWLING JAMES MICHA						
1781/0611	3/01/2012	WD	Q	I	02	480,000
GRANTOR: KING WADE & LISA B						
GRANTEE: VANPUYMBROUCK ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N16 FSP=[YR=2018] N14 STR=[YR=2018] E7 N5 W7 S5$ N5 W24 U7 L7 W12 U2 L2 L8 D8 R2 D2 S1
STR=[YR=2018] W2 S7 E2 N7$ S8 W17 S4 FOP=[YR=1993] S55 E24
STR=[YR=2018] S6 E13 N6 W13$ E37 N10 DCK=[YR=2018] E6 N24
W6 S24$ N10 W5 S12 W51 N3 U2 L2 N5 R2 U2 N35 W5$ E21 S5
E21 U2 R2 E7 D2 R2 E15$ W15 U2 L2 W7 D2 L2 W21 N5 W16
S35 L2 D2 S5 R2 D2 S3 E51 N12 E5 N14 E7$ PTR= E25
FUS=[YR=1993] E46 S25 W14 N12 W21 S12 W11 N25 $ W25 $.

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	0855	CONC PAVER	0	100	0	0	5,682.00	SF	7.00	7.00	100	1993	1993	3	64	25,455	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1995	1995	3	68	1,414	
4	0462	ST/AL FNC	0	100	276	0	1,104.00	SF	10.00	10.00	100	2012	2012	3	64	7,066	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2010	2010	3	40	4,000	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255	
7	1076	TRELLIS A	0	100	44	5	220.00	SF	7.50	7.50	100	2010	2010	3	56	924	
8	0855	CONC PAVER	0	100	28	11	308.00	SF	10.00	10.00	100	2012	2012	3	92	2,834	

LAND DESCRIPTION

TOTAL OB/XF 47,468

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	1.10	275,000.00	302,500.00	302,500							

REVIEW DATE 06/26/2019 BY KW Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 07/30/2025 BY SYS

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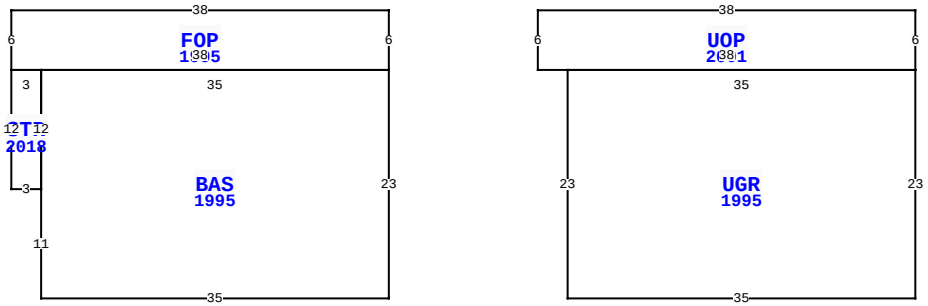
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	805	100	1995	805	44,311
FOP	228	30	1995	68	3,743
STR	36	10	2018	4	221
UGR	805	45	1995	362	19,927
UOP	228	20	2001	46	2,532
TOTALS	2,102			1,285	70,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,285	121.4720	64.38	82,728	1995	1995	0	0	0	14.50	85.50

2 ACCESORY U – 100% - 2018 Heated Area: 805 HX Base Yr 2018



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1781/0611	3/01/2012	WD	Q	I	02	480,000
GRANTOR: KING WADE & LISA B						
GRANTEE: VANPUYMBROUCK ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W38 S6 STR=[YR=2018] S12 E3 BAS=[YR=1995]
S11 E35 N23 W35 S12$ N12 W3$E38 N6 $ PTR= E15 UOP=[YR=2001]
E38 S6 UGR=[YR=1995] S23 W35 N23 E35 $ W38N6 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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