LOT 14
LITTLE PINEY ISLAND PB 5/81

BROCKLEBANK MARGARET W REVOCABLE TRUST/BROCKLEBANK
96273 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034-6784

2025

47-3N-28-5000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

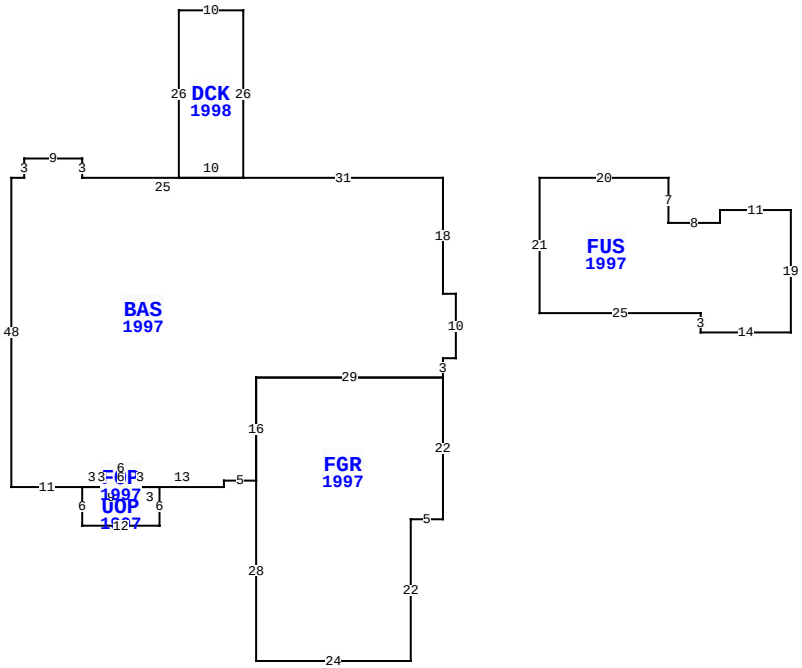
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,747	100	1997	2,747	355,497
DCK	260	10	1998	26	3,365
FGR	1,166	55	1997	641	82,954
FOP	18	30	1997	5	647
FUS	750	100	1997	750	97,060
UOP	72	20	1997	14	1,812
TOTALS	5,013			4,183	541,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,183	94.6880	149.61	625,819	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 1998 Heated Area: 3497 HX Base Yr 1998



96273 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		541,333
TOTAL MARKET OB/XF VALUE		19,963
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		836,296
SOH/AGL Deduction		471,841
ASSESSED VALUE		364,455
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		308,733
TOTAL JUST VALUE		836,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		787,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984634	ADDITION	3,366	05/01/1998
963457	NEW CONSTR	150,000	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2652/350	6/30/2023	WD	U	I	11	100
GRANTOR: BROCKLEBANK MARGARET						
GRANTEE: BROCKLEBANK MARGARE						
0753/0029	3/01/1996	WD	Q	V		38,000
GRANTOR: NORMAN DANIEL E &						
GRANTEE: BROCKLEBANK MARGARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W31 DCK=[YR=1998] N26 W10 S26 E10$ W25 N3 W9 S3 W2 S48 E11 UOP=[YR=1997] S6 E12 N6 W3 FOP=[YR=1997] N3 W6 S3 E6$ W9$ E3 N3 E6 S3 E13 N1 E5 FGR=[YR=1997] S28 E24 N22 E5 N22 W29 S16$ N16 E29 N3 E2 N10 W2 N18$ PTR=E15 FUS=[YR=1997] E20 S7 E8 N2 E11 S19 W14 N3 W25 N21$ W15$.

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	0	0	3,556.00	SF	4.00	4.00	100	1997	1997	3	72	10,241	
2	0825	BRICK	0	100	0	0	88.00	SF	12.50	12.50	100	1997	1997	3	91	1,001	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
4	0825	BRICK	0	100	0	0	84.00	SF	12.50	12.50	100	1998	1998	3	92	966	
5	0810	CONCRETE A	0	100	0	0	93.00	SF	6.50	6.50	100	1998	1998	3	73	441	
6	0810	CONCRETE A	0	100	32	4	128.00	SF	6.50	6.50	100	1998	1998	3	73	607	
7	0810	CONCRETE A	0	100	0	0	232.00	SF	6.50	6.50	100	1998	1998	3	73	1,101	
8	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1998	1998	3	20	64	
9	0910	SCRN RM L	0	100	12	20	240.00	SF	15.00	15.00	100	1998	1998	3	20	720	
10	0830	FLAGSTONE	0	100	0	0	172.00	SF	12.00	12.00	100	1998	1998	3	73	1,507	

TOTAL OB/XF 19,448

LAND DESCRIPTION

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	1123	CB 8"	0	100	12	4	48.00	SF	6.15	6.15	100	1998	1998	3	73	215	
12	1242	WD DECK A	0	100	10	15	150.00	SF	10.00	10.00	100	2001	2001	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 515

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

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