

LOT 18
IN OR 2160/1064
LITTLE PINEY ISLAND PB 5/81

MARLIN BILLY & JOHANNA
96289 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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
BAS	1,245	100
FGR	1,331	55
FOP	128	30
FOP	240	30
FOP	240	30
FUS	2,448	100
UOP	128	20
TOTALS	5,760	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,633	107.0700	169.17	783,765	1999	2009	0	0	7.50	92.50
1 SFR CUST - 100% - 2018											
Heated Area: 3693						HX Base Yr 2018					
20 12 FOP 1999 20 12 34 14 BAS 1999 25 25 21 9 9 5 26 16 8 16 8 16 16 8 FOP 1999 8 16 16 8 20 12 FOP 1999 20 12 14 20 FUS 1999 51 51 32 16 16 4 8 8 16 8 FOP 1999 8 16 16 8											
BLD DATE								LGL DATE			
XF DATE								LAND DATE		04/15/2025	
ML											

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