LOT 25 IN OR 783/150
LITTLE PINEY ISLAND PB 5/81

BOURNE ROBERT H III & KAREN A
96319 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

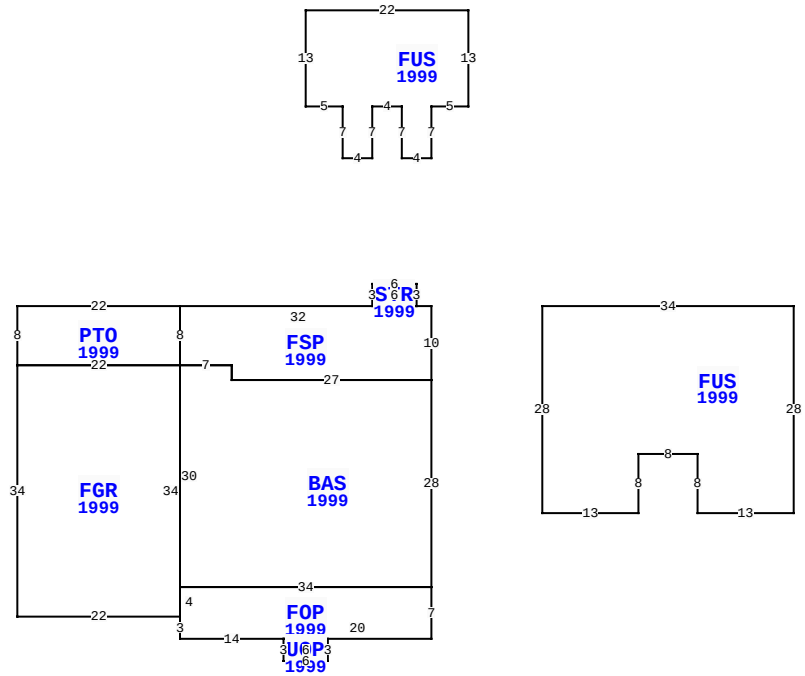
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	966	100	1999	966	149,444
FGR	748	55	1999	411	63,584
FOP	238	30	1999	71	10,984
FSP	326	40	1999	130	20,112
FUS	342	100	1999	342	52,909
FUS	888	100	1999	888	137,377
PTO	176	5	1999	9	1,392
STR	18	10	1999	2	310
UOP	18	20	1999	4	619
TOTALS	3,720			2,823	436,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,823	111.2640	175.80	496,283	1999	1999	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2000 Heated Area: 2196 HX Base Yr 2000



96319 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		436,729
TOTAL MARKET OB/XF VALUE		11,019
TOTAL LAND VALUE - MARKET		233,750
TOTAL MARKET VALUE		681,498
SOH/AGL Deduction		400,022
ASSESSED VALUE		281,476
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,754
TOTAL JUST VALUE		681,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005659	REPAIR/RRF	11,700	07/01/2020
9805598	NEW CONSTR	163,288	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0783/0150	1/23/1997	WD	Q	V		37,500
GRANTOR: NORMAN DANIEL & CHARL						
GRANTEE: BOURNE ROBERT H III						
0652/0558	3/20/1992	WD	Q	V	01	100
GRANTOR: SIMMONS RICHARD S						
GRANTEE: FDNA BCH REALTY						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1999] W2 STR=[YR=1999] N3 W6 S3 E6$ W32
PTO=[YR=1999] W22 S8 FGR=[YR=1999] S34 E22 FOP=[YR=1999]
S3 E14 UOP=[YR=1999] S3 E6 N3 W6 $ E20 N7 W34 S4 $ N34 W22 $
E22 N8 $ S8 BAS=[YR=1999] S30 E34 N28 W27 N2 W7 $ E7 S2 E27
N10 $ PTR= E15 FUS=[YR=1999] E34 S28 W13 N8 W8 S8 W13 N28 $
W15 $ PTR= N20 FUS=[YR=1999] N7 E5 N13 W22 S13 E5 S7 E4 N7
E4 S7 E4 $ S20 $.

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	0810	CONCRETE A	0	100	0	0	405.00	SF	6.50	6.50	100	1999	1999	3	75	1,974	
2	0812	CONCRETE C	0	100	0	0	2,475.00	SF	4.00	4.00	100	1999	1999	3	75	7,425	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	

LAND DESCRIPTION

TOTAL OB/XF 11,019

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	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 07/30/2025 BY SYS