

LOT 27
IN OR 2016/463
LITTLE PINEY ISLAND PB 5/81

WEBBER LESLIE O & CHRISTOPHER D
96314 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,368	100	1993	1,368	165,242
DCK	184	10	1993	18	2,174
FGR	520	55	1993	286	34,546
FOP	204	30	1993	61	7,368
FUS	680	100	1993	680	82,138

TOTALS	2,956			2,413	291,469
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,439.00	SF	4.00	4.00
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
4	0845	KOOL DECK	0	100	103	6	618.00	SF	7.25	7.25
5	1242	WD DECK A	0	100	26	16	416.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,413	109.5885	144.66	349,065	1987	1987		0	0	16.50	83.50
1 SNGL FAM - 100% - 2017 Heated Area: 2048 HX Base Yr 2017												

96314 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0812	CONCRETE C	0	100	0	0	1,439.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,849	
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1987	1987	3	20	7,650	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0845	KOOL DECK	0	100	103	6	618.00	SF	7.25	7.25	100	1987	1987	3	49.5	2,218	
5	1242	WD DECK A	0	100	26	16	416.00	SF	10.00	10.00	100	2002	2002	3	20	832	

TOTAL OB/XF												
15,649												

Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		291,469	
TOTAL MARKET OB/XF VALUE		15,649	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		467,118	
SOH/AGL Deduction		194,932	
ASSESSED VALUE		272,186	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		221,464	
TOTAL JUST VALUE		467,118	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		442,816	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3652	NEW CONSTR	56,000	01/02/1987
3930	NEW CONSTR	2,700	01/02/1987
3672	SWIM POOL	11,850	10/22/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2016/0463	11/25/2015	WD	Q	I	01	257,000	
GRANTOR: SPRUANCE RUSSELL A &							
GRANTEE: WEBBER LESLIE O & C							
0739/1697	9/22/1995	WD	Q	I		136,000	
GRANTOR: MACMULLEN BONNIE E P							
GRANTEE: SPRUANCE RUSSELL A							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FGR=[YR=1993] W20 BAS=[YR=1993] W20 DCK=[YR=1993] N8 W23 S8 E23 \$ W30 S26 E16 S2 FOP=[YR=1993] S6 E34 N6 W34 \$ E34 N28 \$ S26 E20 N26 \$ PTR= E15 FUS=[YR=1993] E34 S20 W34 N20 \$ W15 \$.																	