LOT 29
IN OR 1979/1110
LITTLE PINEY ISLAND PB 5/81

SEFCIK JOHN & MILDRED
96208 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0029-0000

BUILDING CHARACTERISTICS

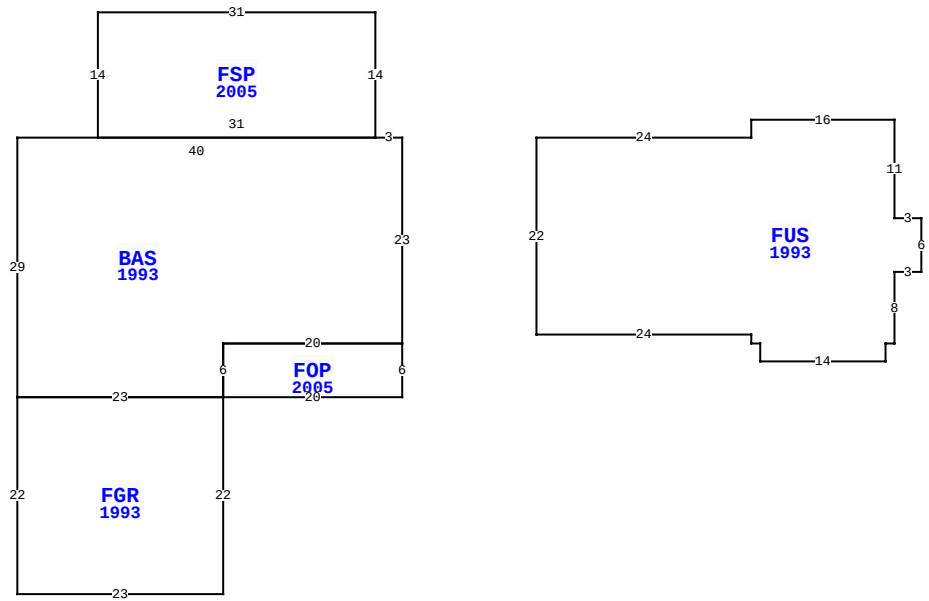
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,127	100	1993	1,127	143,797
FGR	506	55	1993	278	35,471
FOP	120	30	2005	36	4,594
FSP	434	40	2005	174	22,201
FUS	974	100	1993	974	124,276
TOTALS	3,161			2,589	330,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,589	115.4160	152.35	394,434	1987	1987	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 2016 Heated Area: 2101 HX Base Yr 2016



96208 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		330,338
TOTAL MARKET OB/XF VALUE		8,137
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		498,475
SOH/AGL Deduction		207,247
ASSESSED VALUE		291,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,506
TOTAL JUST VALUE		498,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005442	POOL RESI	72,465	05/20/2025
B0412462	SWIM POOL	22,000	03/01/2004
2298	N/A	3,350	09/29/1987
4475	N/A	2,500	08/25/1987
4312	N/A	70,697	08/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1979/1110	3/26/2015	SW	U	I	12	289,800
GRANTOR: GSAA HOME EQUITY TRUS						
GRANTEE: SEFCIK JOHN & MILDR						
1953/1343	12/22/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: GSAA HOME EQUITY TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FSP=[YR=2005] N14 W31 S14 E31 $ W40 S29 FGR=[YR=1993] S22 E23 N22 FOP=[YR=2005] E20 N6 W20 S6 $ W23 $ E23 N6 E20 N23 $ PTR= E15 FUS=[YR=1993] E24 N2 E16 S11 E3 S6 W3 S8 W1 S2 W14 N2 W1 N1 W24 N22 $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	0811	CONCRETE B	0	100	122	12	1,464.00	SF	5.20	5.20	100	1987	1987	3	49.5	3,768	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
3	0810	CONCRETE A	0	100	72	3	216.00	SF	6.50	6.50	100	1987	1987	3	49.5	695	
4	0830	FLAGSTONE	0	100	13	19	247.00	SF	8.40	8.40	100	1990	1990	3	57	1,183	
5	0825	BRICK	0	100	23	2	46.00	SF	10.00	10.00	100	1990	1990	3	85	391	

LAND DESCRIPTION

TOTAL OB/XF 8,137

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 06/26/2019 BY KW Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS