LOT 32
LITTLE PINEY ISLAND PB 5/81

MURRAY CHARLES V
P.O. BOX 84
LINVILLE FALLS, NC 28647

2025

47-3N-28-5000-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
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

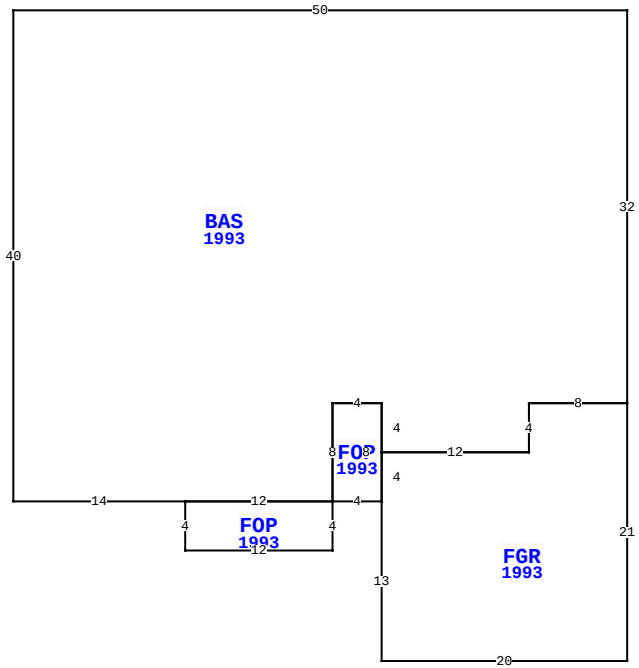
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1993	1,856	245,712
FGR	372	55	1993	205	27,139
FOP	32	30	1993	10	1,324
FOP	48	30	1993	14	1,854
TOTALS	2,308			2,085	276,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,085	117.3060	154.84	322,841	1988	1995	0	0	0	14.50	85.50

1 SNGL FAM – 0% - 0 Heated Area: 1856 HX Base Yr



96220 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	276,029
TOTAL MARKET OB/XF VALUE	5,502
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	441,531
SOH/AGL Deduction	62,624
ASSESSED VALUE	378,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,907
TOTAL JUST VALUE	441,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13080	REROOFING	9,100	08/01/2012
3113	NEW CONSTR	3,200	07/06/1988
2623	H/AC	2,000	06/28/1988
5179	NEW CONSTR	2,025	06/28/1988
4989	NEW CONSTR	54,115	06/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2306/0920	9/19/2019	WD	Q	I	01	285,000
GRANTOR: SAHLMAN HARRY FRED II						
GRANTEE: MURRAY CHARLES V						
2255/0985	2/05/2019	FJ	U	I	11	100
GRANTOR: DAVIS ELIZABETH S EST						
GRANTEE: SAHLMAN HARRY FRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S40 E14 FOP=[YR=1993] S4 E12 N4
FOP=[YR=1993] E4 FGR=[YR=1993] S13 E20 N21 W8 S4 W12 S4 $
N8 W4 S8 $ W12 $ E12 N8 E4 S4 E12 N4 E8 N32 $.

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	0	16	43	688.00	SF	6.50	6.50	100	1988	1988	3	52	2,325	
2	0810	CONCRETE A	0	0	0	0	158.00	SF	6.50	6.50	100	1988	1988	3	52	534	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	1990	1990	3	57	89	
5	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1992	1992	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 5,502

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS