LOT 33
LITTLE PINEY ISLAND PB 5/81

SEUTER BRIAN JOHN &/BRIGGS EILEEN VERNEY
96234 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0033-0000

BUILDING CHARACTERISTICS

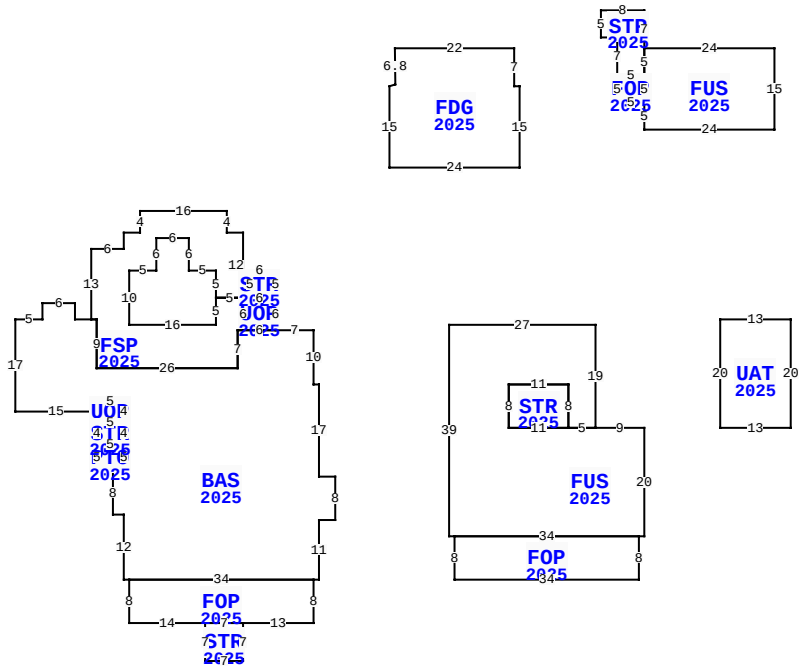
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06
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	1,842	100	2025	1,842	410,232
FDG	514	60	2025	308	68,595
FOP	25	30	2025	8	1,782
FOP	272	30	2025	82	18,262
FOP	272	30	2025	82	18,262
FSP	534	40	2025	214	47,660
FUS	360	100	2025	360	80,176
FUS	1,145	100	2025	1,145	255,003
PTO	25	5	2025	1	223
STR	20	10	2025	2	445
TOTALS	5,567			4,106	914,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,106	140.9549	222.71	914,447	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 3347 HX Base Yr 2025



** This building has 17 Sub-Areas

96234 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		914,447
TOTAL MARKET OB/XF VALUE		62,760
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		1,137,207
SOH/AGL Deduction		121,959
ASSESSED VALUE		1,015,248
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		964,526
TOTAL JUST VALUE		1,137,207
NCON VALUE		977,207
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011825	NEW SFR (T)3945 (	520,883	10/22/2024
SP230013167	POOL	49,000	10/12/2023
B230006977	HTD 2934	520,883	05/30/2023
B230006978	HTD 360	93,958	05/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0910	11/10/2022	WD	U	I	11	100
GRANTOR: SEUTER BRIAN J						
GRANTEE: SEUTER BRIAN JOHN &						
2299/1798	8/23/2019	WD	Q	V	01	72,500
GRANTOR: SPARKMAN RENEE J						
GRANTEE: SEUTER BRIAN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E5 N3 E6 S3 E3 E1 S9 E26 N7 E1 E6 E7 S10 E1 S17 E3 S8 W3 S11 W1 W34 W1 N12 W2 N8 E2 N5 N4 N4 W5 S2 W15 N17 $
FUS=[YR=2025;ORIG=90,50] E1 E34 E1 N20 W9 W5 W11 N8 E11 S8 E5 N19 W27 S39 $
FSP=[YR=2025;ORIG=51,19] W26 N9 W1 N13 E6 N3 E3 N4 E16 S4 E3 S12 W5 N5 W5 N6 W6 S6 W5 S10 E16 N5 E5 S6 W1 S7 $
FDG=[YR=2025;ORIG=80,-40] E22 S7 E1 S15 W24 N15 U0.4R1.1 U6.8L0.1 $
FUS=[YR=2025;ORIG=126,-40] E24 S15 W24 N5 N5 N5 $
FOP=[YR=2025;ORIG=31,58] E34 S8 W13 W7 W14 N8 $
FOP=[YR=2025;ORIG=125,50] W34 S8 E34 N8 $

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	4,110.00	SF	10.00	10.00	100	2025	2024		100	41,100	
2	0861	POOL GUNIT	0	100	0	0	196.00	SF	85.00	85.00	100	2025	2024		100	16,660	
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 62,760

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/07/2025 BY NW Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS