

LOT 44
IN OR 1807/437
LITTLE PINEY ISLAND PB 5/81

BERT ARTHUR A & CATHERINE L
96284 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

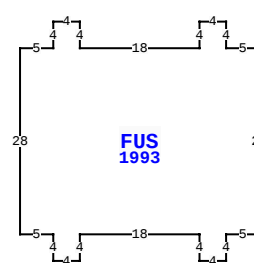
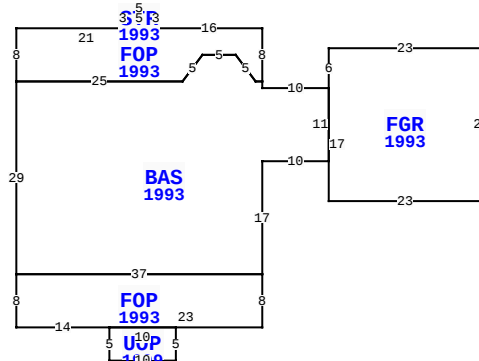
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1993	1,215	215,708
FGR	529	55	1993	291	51,664
FOP	264	30	1993	79	14,025
FOP	296	30	1993	89	15,801
FUS	1,072	100	1993	1,072	190,320
STR	15	10	1993	2	355
UOP	50	20	1999	10	1,775
TOTALS	3,441			2,758	489,649

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0825	BRICK	0	100	0	0	281.00	SF	12.50
2	0810	CONCRETE A	0	100	30	19	570.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,483.00	SF	6.50
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	100	9	10	90.00	SF	30.00
6	0681	POLE SHED	0	100	9	9	81.00	SF	15.00
7	0940	SHEDS/PORT	0	100	6	9	54.00	SF	30.00
8	0940	SHEDS/PORT	0	100	19	8	152.00	SF	30.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	11	2,758	146.9952	194.03	535,135	1987	2007	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2014 Heated Area: 2287 HX Base Yr 2014												



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
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VALUATION BY					STANDARD				
Tax Group: 7					Tax Dist:				
BUILDING MARKET VALUE					489,649				
TOTAL MARKET OB/XF VALUE					17,014				
TOTAL LAND VALUE - MARKET					160,000				
TOTAL MARKET VALUE					666,663				
SOH/AGL Deduction					303,591				
ASSESSED VALUE					363,072				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					312,350				
TOTAL JUST VALUE					666,663				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					634,160				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008748	REPAIR/RRF	18,500	10/01/2020
E25368	ELEC OTHER	0	08/01/2012
M17554	H/AC	0	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1807/0437	8/09/2012	WD	Q	I	02	470,000	
GRANTOR: D'ANNA FRANK J TRUSTE							
GRANTEE: BERT ARTHUR A & CAT							
1712/0738	12/01/2010	QC	U	I	11	100	
GRANTOR: D'ANNA FRANK J TRUSTE							
GRANTEE: D'ANNA FRANK J TRUS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W23 S6 BAS=[YR=1993] W10 N1 FOP=[YR=1993] N8 W16 STR=[YR=1993] N3 W5 S3 E5\$ W21S8 E25 U4 R3 E5 D4 R3 E1\$ W1 U4 L3 W5 D4 L3 W25 S29 FOP=[YR=1993] S8 E14 UOP=[YR=1999] S5 E10 N5 W10\$ E23 N8 W37\$ E37 N17 E10 N11\$ S17 E23 N23\$ PTR=E30 FUS=[YR=1993] E5 N4 E4 S4 E18 N4 E4 S4 E5 S28 W5 S4 W4 N4 W18 S4 W4 N4 W5 N28\$ W30 \$.									

LAND DESCRIPTION									
TOTAL OB/XF									
17,014									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00