

LOT 46
IN OR 2090/1602
LITTLE PINEY ISLAND PB 5/81

ROBOTHAM JOHN
96296 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5000-0046-0000



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 100			
Interior Floo	14	CARPET 60			
Interior Floo	15	HARDTILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
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	2,292	100	1999	2,292	314,524
FGR	441	55	1999	243	33,346
FOP	77	30	1999	23	3,157
FSP	280	40	2007	112	15,369
TOTALS	3,090			2,670	366,397

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,670	118.1376	155.94	416,360	1999	1999	0	0	0 12.00	88.00

1 SNGL FAM - 100% - 2021

Heated Area: 2292

HX Base Yr 2021

The floor plan diagram illustrates a building layout with four distinct areas: BAS 1999, FGR 1999, FOP 1999, and FSP 2007. The layout is defined by a series of connected line segments with associated dimensions. The BAS 1999 area is a large rectangle at the top right. The FGR 1999 area is a rectangle below it. The FOP 1999 area is a small rectangle at the bottom center. The FSP 2007 area is a complex shape on the left side. The dimensions for each segment are as follows: BAS 1999 (top: 28, right: 44, bottom: 21, left: 27, inner left: 3); FGR 1999 (top: 21, right: 21, bottom: 21, left: 16); FOP 1999 (top: 7, right: 6, bottom: 7, left: 8); FSP 2007 (top: 28, right: 10, bottom: 28, left: 10, inner left: 31, bottom left: 4, 3, 9, 3, 4, 5, 14, 3, 7, 5, 21, 16, 21, 7, 3, 5, 14, 3, 7, 5, 21, 16