LOT 5
IN OR 1750/722
LITTLE PINEY ISLAND #2 PB5/261

LEE STEPHEN P & LINDA H
98084 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5001-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

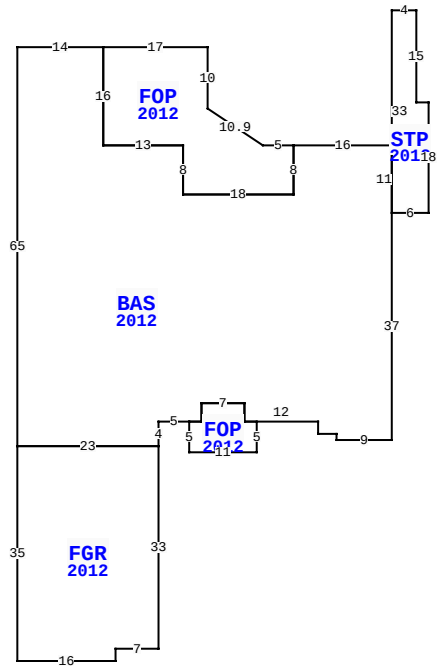
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,929	100	2012	2,929	447,901
FGR	791	55	2012	435	66,520
FOP	76	30	2012	23	3,517
FOP	443	30	2012	133	20,338
STP	168	10	2012	17	2,600
TOTALS	4,407			3,537	540,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,537	102.9600	162.68	575,399	2012	2012	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2013 Heated Area: 2929 HX Base Yr 2013



98084 LITTLE PINEY ISLAND PT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		540,875
TOTAL MARKET OB/XF VALUE		57,836
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		1,118,711
SOH/AGL Deduction		632,139
ASSESSED VALUE		486,572
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		435,850
TOTAL JUST VALUE		1,118,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,002,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26222	ADDITION	22,086	08/02/2012
B25306	CO ISSUED	0	07/27/2012
E24951	ELEC OTHER	0	04/01/2012
G01703	GAS	3,500	03/01/2012
M16937	H/AC	0	03/01/2012
P15605	NEW CONSTR	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1750/0722	8/03/2011	WD	Q	V	01	140,000
GRANTOR: NORMAN DANIEL E ETAL						
GRANTEE: LEE STEPHEN P & LIN						
1384/0140	1/24/2006	QC	Q	I	06	100
GRANTOR: JONES CHARLES M						
GRANTEE: CMJ INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 FOP=[YR=2012] W5 U6 L9 N10 W17 S16 E13 S8 E18 N8 $ S8 W18 N8 W13 N16 W14 S65 FGR=[YR=2012] S35 E16 N2 E7 N33 W23 $ E23 N4 E5 FOP=[YR=2012] S5 E11 N5 W2 N3W7 S3 W2 $ E2 N3 E7 S3 E12 S2 E3 S1 E9 N37 STP=[YR=2012] E6 N18 W2 N15 W4 S33 $ N11$.

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	0911	SCRN RM A	0	100	0	0	1,168.00	SF	17.50	17.50	100	2012	2012	3	50	10,220	
2	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2012	2012	3	64	26,112	
3	0855	CONC PAVER	0	100	0	0	1,557.00	SF	10.00	10.00	100	2012	2012	3	92	14,324	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	50	2,500	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	50	500	
6	0812	CONCRETE C	0	100	0	0	1,136.00	SF	4.00	4.00	100	2012	2012	3	92	4,180	

LAND DESCRIPTION

TOTAL OB/XF 57,836

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS