LOT 7
LITTLE PINEY ISLAND #2 PB5/261

COURTNEY BRENDAN AUGUSTIN JOHN
2341 NORTHEAST 48TH COURT
LIGHTHOUSE POINT, FL 33064

2025

47-3N-28-5001-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

98122 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	520,000
TOTAL MARKET VALUE	520,000
SOH/AGL Deduction	52,500
ASSESSED VALUE	467,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,500
TOTAL JUST VALUE	520,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003687	NEW INGROUND CONC	150,000	04/09/2025
240012838	NEW SFR T-6862 H-	853,190	11/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1451	2/21/2023	WD	Q	V	01	525,000
GRANTOR: COX CRISTON W JR & TH						
GRANTEE: COURTNEY BRENDAN AU						
2485/1461	7/23/2021	WD	Q	V	01	437,500
GRANTOR: LAWING MARC & BRANDWY						
GRANTEE: COX CRISTON W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000132	C	RES RIVER	0		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 04/15/2025 BY MLU Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS