

LOT 8  
LITTLE PINEY ISLAND #2 PB5/261

LAWRENCE JEFFREY M & AMANDA K  
98130 LITTLE PINEY ISLAND PT  
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5001-0008-0000



| 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 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

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|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4016.00 |
|------------------|---------|

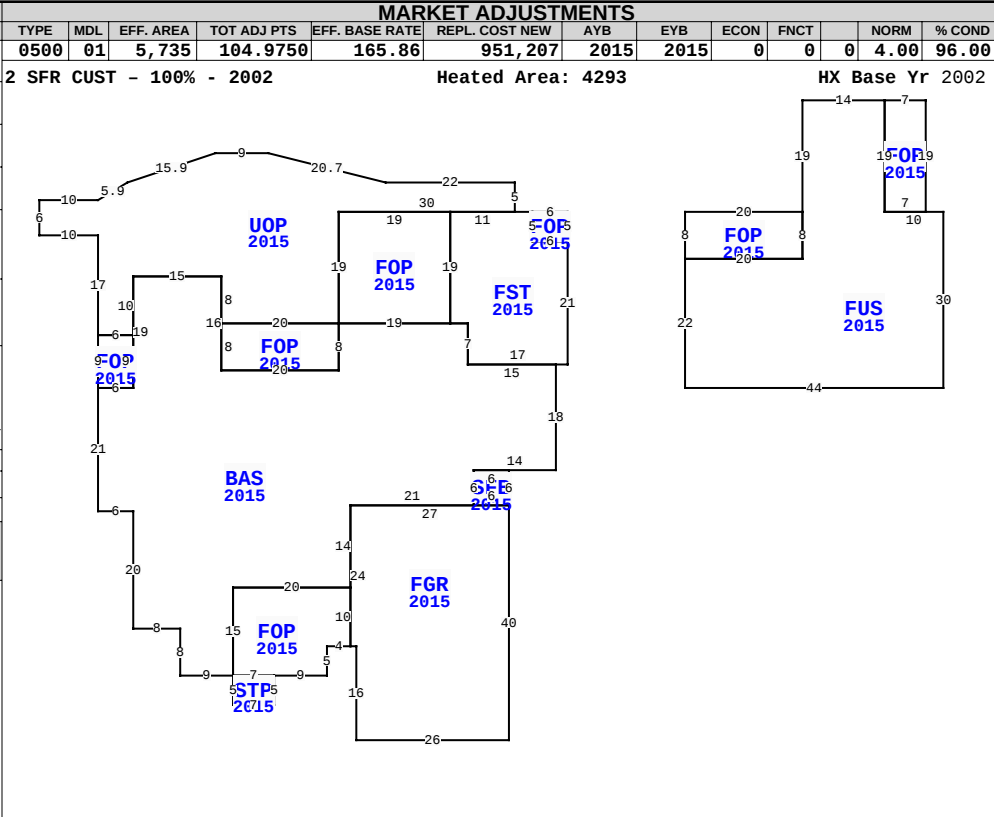
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,838            | 100         | 2015 | 2,838        | 451,883              |
| FGR       | 1,064            | 55          | 2015 | 585          | 93,147               |
| FOP       | 30               | 30          | 2015 | 9            | 1,433                |
| FOP       | 54               | 30          | 2015 | 16           | 2,548                |
| FOP       | 133              | 30          | 2015 | 40           | 6,369                |
| FOP       | 160              | 30          | 2015 | 48           | 7,643                |
| FOP       | 160              | 30          | 2015 | 48           | 7,643                |
| FOP       | 280              | 30          | 2015 | 84           | 13,375               |
| FOP       | 361              | 30          | 2015 | 108          | 17,196               |
| FST       | 469              | 55          | 2015 | 258          | 41,080               |
| TOTALS    | 8,257            |             |      | 5,735        | 913,159              |

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| 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   | 0300       | BOAT DCK W  | 0   | 100 | 430 | 4  | 1,720.00 | SF | 40.00    | 40.00          | 100       | 2002    | 2002        | 3 | 29     | 19,952          |       |
| 2   | 0300       | BOAT DCK W  | 0   | 100 | 0   | 0  | 688.00   | SF | 40.00    | 40.00          | 100       | 2008    | 2008        | 3 | 48     | 13,210          |       |
| 3   | 0303       | FLT DOCK W  | 0   | 100 | 10  | 20 | 200.00   | SF | 26.00    | 26.00          | 100       | 2001    | 2001        | 3 | 28     | 1,456           |       |
| 4   | 0310       | AL GANG WY  | 0   | 100 | 0   | 0  | 20.00    | LF | 115.00   | 115.00         | 100       | 2017    | 2017        | 3 | 74     | 1,702           |       |
| 5   | 0350       | CARPORT WD  | 0   | 100 | 14  | 40 | 560.00   | SF | 13.00    | 13.00          | 100       | 2008    | 2008        | 3 | 31     | 2,257           |       |
| 6   | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0  | 2.00     | UT | 3,500.00 | 3,500.00       | 100       | 2015    | 2015        | 3 | 96     | 6,720           |       |
| 7   | 0861       | POOL GUNIT  | 0   | 100 | 0   | 0  | 324.00   | SF | 85.00    | 85.00          | 100       | 2015    | 2015        | 3 | 75     | 20,655          |       |
| 8   | 0871       | POOL HTR R  | 0   | 100 | 0   | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2015    | 2015        | 3 | 65     | 1,300           |       |
| 9   | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 2,736.00 | SF | 4.00     | 4.00           | 100       | 2015    | 2015        | 3 | 95     | 10,397          |       |
| 10  | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 465.00   | SF | 4.00     | 4.00           | 100       | 2015    | 2015        | 3 | 95     | 1,767           |       |

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| LAND DESCRIPTION |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| 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 |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|
| 1   | 000132   | C   | RES RIVER            | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.10    | 520,000.00 | 572,000.00     | 572,000    |
|     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |
|     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |
|     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |
|     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |
|     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |
|     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |
|     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |
|     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |
|     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |
|     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 09/29/2008 | RK | LGL DATE  |            |
| XF DATE  |            |    | LAND DATE | 04/15/2025 |
| INC DATE |            |    | AG DATE   | MLU        |

|                                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 98130 LITTLE PINEY ISLAND PT, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| TOTAL OB/XF 79,416 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 7      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 7              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 913,159     |        |
| TOTAL MARKET OB/XF VALUE  |  | 83,791      |        |
| TOTAL LAND VALUE - MARKET |  | 572,000     |        |
| TOTAL MARKET VALUE        |  | 1,568,950   |        |
| SOH/AGL Deduction         |  | 617,043     |        |
| ASSESSED VALUE            |  | 951,907     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 901,185     |        |
| TOTAL JUST VALUE          |  | 1,568,950   |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 1,426,162   |        |

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| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1327986   | CO ISSUED   | 0       | 02/06/2015 |
| B1428847   | SWIM POOL   | 40,000  | 06/01/2014 |
| B1327986   | NEW CONSTR  | 319,405 | 11/01/2013 |
| B1327982   | DEMOLITION  | 1,000   | 11/01/2013 |
| 95-02034   | NEW CONSTR  | 0       | 06/27/1995 |

| SALES DATA                    |           |              |        |        |           |               |  |  |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2445/1628                     | 3/18/2021 | QC           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: LAWRENCE JEFFREY M & |           |              |        |        |           |               |  |  |  |
| GRANTEE: LAWRENCE JEFFREY M   |           |              |        |        |           |               |  |  |  |
| 1959/1406                     | 1/21/2015 | WD           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: WELLINGTON DONNA C & |           |              |        |        |           |               |  |  |  |
| GRANTEE: LAWRENCE JEFFREY M   |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2015] W6 FST=[YR=2015] W3 UOP=[YR=2015] N5 W22 U5 L20 W9 L15 D5 L5 D3 W10 S6 E10 S17 FOP=[YR=2015] S9 BAS=[YR=2015] S21E6S20E8S8E9 STP=[YR=2015] S5 E7 N5 FOP=[YR=2015] E9 N5 E4 FGR=[YR=2015] E1 S16 E26 N40 SFB=[YR=2015] N6W6S6E6\$ W27 S24\$ N10 W20 S15 E7\$ W7\$ N15 E20 N14 E21 N6 E14 N18 W15 N7 W3 FOP=[YR=2015] N19 W19 S19 E19\$ W19 FOP=[YR=2015] W20 S8 E20 N8\$ S8 W20 N16 W15 S19 W6\$ E6N9W6\$ E6N10 E15S8E20N19E30\$ W11S19E3S7E17 N21 W6N5\$ S5E6N5\$ PTR=E20 FOP=[YR=2015] E20 FUS=[YR=2015] N19 E14 FOP=[YR=2015] E7 S19 W7 N19\$ S19 E10 S30 W44 N22 E20 N8\$ S8 W20 N8\$ W20\$. |  |  |  |  |  |  |  |  |  |

**LAWRENCE JEFFREY M & AMANDA K**  
**98130 LITTLE PINEY ISLAND PT**  
**FERNANDINA BEACH, FL 32034**

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