

LOT 9 EX S-1
IN OR 733/461
LITTLE PINEY ISLAND 2 PB 5/261

SELL STEVEN W & JERRIE C
98136 LITTLE PINE ISLAND PT
FERNANDINA BEACH, FL 32034-6839

2025

47-3N-28-5001-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		

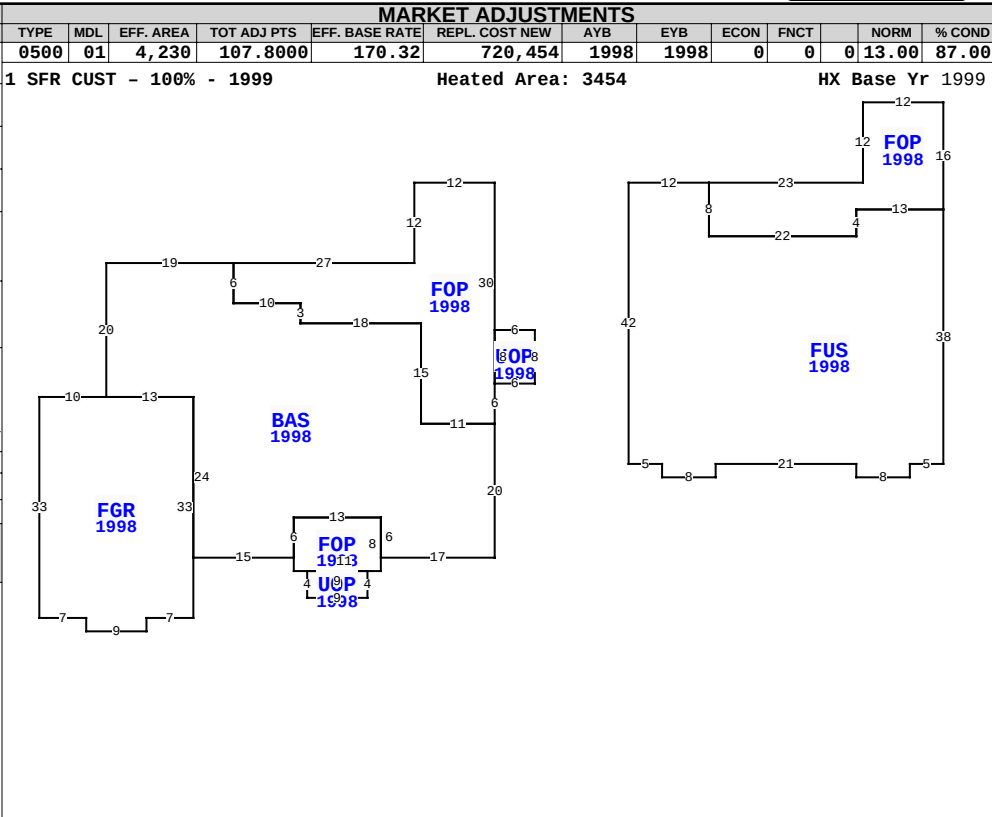
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1998	1,676	248,347
FGR	777	55	1998	427	63,272
FOP	104	30	1998	31	4,594
FOP	372	30	1998	112	16,596
FOP	630	30	1998	189	28,005
FUS	1,778	100	1998	1,778	263,461
UOP	36	20	1998	7	1,037
UOP	48	20	1998	10	1,482

TOTALS	5,421			4,230	626,795
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
3	1242	WD DECK A	0	100	4	8	32.00	SF	10.00
4	0812	CONCRETE C	0	100	0	0	3,067.00	SF	4.00
5	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0845	KOOL DECK	0	100	0	0	434.00	SF	7.25
8	0300	BOAT DCK W	0	100	445	4	1,780.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 02/29/2024 BY NWA



98136 LITTLE PINEY ISLAND PT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
83,346									

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83,346									

Market: 0 Agricultural: 0 Common: 572,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			626,795
TOTAL MARKET OB/XF VALUE			83,346
TOTAL LAND VALUE - MARKET			572,000
TOTAL MARKET VALUE			1,282,141
SOH/AGL Deduction			669,108
ASSESSED VALUE			613,033
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			562,311
TOTAL JUST VALUE			1,282,141
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,152,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808171	POOL FOUNDTN	17,800	08/09/2018
B0311541	SWIM POOL	25,000	08/01/2003
973723	NEW CONSTR	170,000	03/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I V I	RSN CD	SALE PRICE
0733/0461	7/06/1995	WD Q	V		115,000
GRANTOR: UNITED CONSTRUCTION I					
GRANTEE: SELL STEVEN W & JER					
0602/0401	7/17/1990	QC Q	V	06	100
GRANTOR: HODGE WM & CAROL					
GRANTEE: UNITED CONSTRUCTION					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1998] W12 S12 W27 BAS=[YR=1998] W19 S20									
FGR=[YR=1998] W10 S33 E7 S2 E9 N2 E7 N33 W13\$ E13 S24 E15									
FOP=[YR=1998] S2 E2 UOP=[YR=1998] S4 E9 N4 W9\$ E11 N8 W13 S6\$									
N6 E13 S6 E17 N20 W11 N15 W18 N3 W10 N6\$ S6 E10 S3 E18 S15									
E11 N6 UOP=[YR=1998] E6 N8 W6 S8\$ N30\$ PTR= E20 FUS=[YR=1998]									
E12 FOP=[YR=1998] E23 N12 E12 S16 W13 S4 W22 N8\$ S8 E22 N4									
E13 S38 W5 S2 W8 N2 W21 S2 W8 N2 W5 N42\$ W20\$.									