

LOT 10 & S-1 OF LOT 9
IN OR 1626/63
LITTLE PINEY ISLAND #2 PB5/261

BOOKER RONALD M & SARAH M
98138 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2025

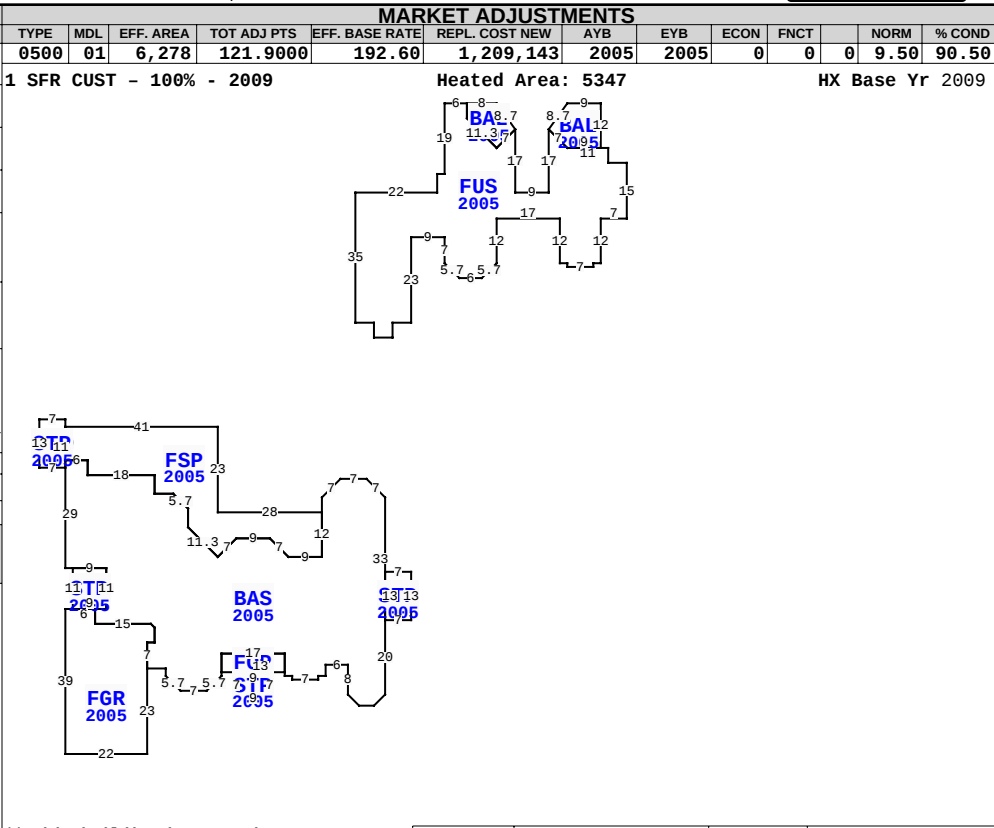
47-3N-28-5001-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
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
BAL	94	15	2005	14	2,440
BAL	138	15	2005	21	3,661
BAS	3,405	100	2005	3,405	593,502
FGR	812	55	2005	447	77,913
FOP	85	30	2005	26	4,532
FSP	972	40	2005	389	67,804
FUS	1,942	100	2005	1,942	338,496
STP	63	10	2005	6	1,046
STP	91	10	2005	9	1,568
STP	91	10	2005	9	1,568
TOTALS	7,792			6,278	1,094,274



** This building has 11 Sub-Areas

98138 LITTLE PINEY ISLAND PT, FERNANDINA BEACH

BLD DATE	
EXP DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

04/15/2025 MLU

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2005	2005	3	88
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2005	2005	3	88
3	0812	CONCRETE C	0	100	0	0	3,597.00	SF	4.00	100	2005	2005	3	84
4	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	100	2005	2005	3	36
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	100	2005	2005	3	22
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	100	2005	2005	3	22
7	0855	CONC PAVER	0	100	0	0	1,620.00	SF	10.00	100	2005	2005	3	84
8	0911	SCRN RM A	0	100	41	21	861.00	SF	17.50	100	2005	2005	3	22
9	0911	SCRN RM A	0	100	44	28	1,232.00	SF	30.63	100	2005	2005	3	22
10	1126	CB/STC 8"	0	100	131	0	655.00	SF	8.00	100	2005	2005	3	84

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000132	C	RES RIVER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10

TOTAL OB/XF 62,617

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 7					Tax Dist:				
BUILDING MARKET VALUE					1,094,274				
TOTAL MARKET OB/XF VALUE					180,510				
TOTAL LAND VALUE - MARKET					572,000				
TOTAL MARKET VALUE					1,846,784				
SOH/AGL Deduction					635,363				
ASSESSED VALUE					1,211,421				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					1,160,699				
TOTAL JUST VALUE					1,846,784				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,700,581				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M180103	H/AC	0	02/01/2018
B1704206	DECK	9,538	07/01/2017
E16771	ELEC OTHER	2,000	02/01/2006
P10732	OTHER	500	02/01/2006
B12887	NEW CONSTR	400,000	03/24/2004
8417	NEW CONSTR	99,446	10/06/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1626/0063	6/09/2009	WD U	I		30	100
GRANTOR: BOOKER SARAH M & RONA						
GRANTEE: BOOKER RONALD M & S						
1585/0639	9/17/2008	WD Q	I			1,384,700
GRANTOR: DUPREE JOSEPH & XENIA						
GRANTEE: BOOKER SARAH M & RO						

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2005] W7 D5 L5 S4 FSP=[YR=2005] W28 N23 W41														
STP=[YR=2005] N2 W7 S13 E7 N11\$ S9 E6 S4 E18 S5 E5 D4 R4														
S5 D8 R8 R5 U5 E9 R5 D5 E9 N12 \$ S12 W9 U5 L5 W9 D5														
L5 U8 L8 N5 L4 U4 W5 N5 W18 N4 W6 S29 E2 STP=[YR=2005]														
S11 FGR=[YR=2005] W2 S39 E22 N23 N7 E2 N4 L1 U1 W15 N4 W6 \$														
E9 N11 W9 \$ E9 S11 W3 S4 E15 D1 R1 S4 W2 S7 E5 S2 R4 D4														
E7 R4 U4 N1 FOP=[YR=2005] E4 STP=[YR=2005] S7 E9 N7 W9 \$														
E13 N5 W17 S5 \$ N5 E17 S5 S1 E2 S1 E7 N1 E2 N3 E6 S8 D3 R3														
E4 R3 U3 N20 STP=[YR=2005] E7 N13 W7 S13 \$ N33 U5 L5 \$														
PTR= N70 E70 FUS=[YR=2005] W7 S12 W2 S1 W7 N1 W2N12 W17 S12														
L4 D4 W6 U4 L4 N7 W9 S23 W5 S4 W5 N4 W5 N35E22 N5 E2 N19														
E6 BAL=[YR=2005] E8 R5 D7 L5 D5 L8 U8 N4\$ S4 D8 R8														

BOOKER RONALD M & SARAH M
98138 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

47-3N-28-5001-0010-0000

[illegible]