

LOT 12
LITTLE PINEY ISLAND #2 PB5/261

WRIGHT DAVID EDWARD & ERIKA
98135 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5001-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	16	WD FR STUC 100								0900	01	3,155	108.7716	143.58	452,995	1992	1992	0	0	0	16.00	84.00	VALUATION BY										STANDARD									
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2025										Heated Area: 1768										HX Base Yr 2025												
Roof Cover	03	COMP SHNGL 100																																								
Interior Wall	05	DRYWALL 100																																								
Interior Floor	14	CARPET 80																																								
Interior Floor	11	CLAY TILE 20																																								
Air Condition	03	CENTRAL 100																																								
Heating Type	04	AIR DUCTED 100																																								
Bedrooms		3 100																																								
Bathrooms		2.5 100																																								
Frame	02	WOOD FRAME 100																																								
Stories	2.	2. 100																																								
Units		0 100																																								
Occupancy	00	NONE 100																																								