LOT 32 (EX OR 2398/778)
PINEY ISLAND II PB 4/97

MALPHURS FREDERICK L
95016 PINEY ISLAND CT
FERNANDINA BEACH, FL 32034

2026

37-2N-28-5000-0032-0000

BUILDING CHARACTERISTICS

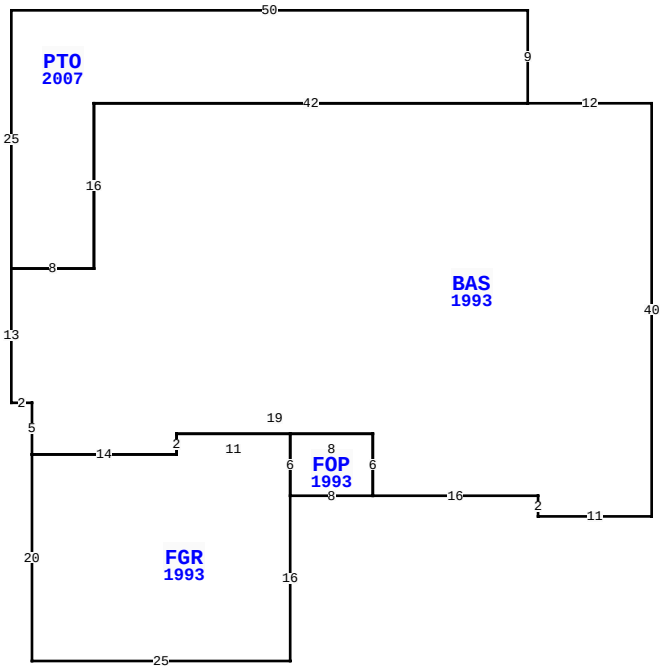
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,062	100	1993	2,062	285,181
FGR	522	55	1993	287	39,693
FOP	48	30	1993	14	1,936
PTO	578	5	2007	29	4,011
TOTALS	3,210			2,392	330,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,392	119.8785	166.63	398,579	1981	1991	0	0	0	17.00	83.00

1 SNGL FAM 100% - 2022 Heated Area: 2062 HX Base Yr 2022



95016 PINEY ISLAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	04/15/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		330,821
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		490,821
SOH/AGL Deduction		118,260
ASSESSED VALUE		372,561
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		321,150
TOTAL JUST VALUE		490,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111682	DOOR	1,659	09/02/2021
M1707984	H/AC	0	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/1659	2/12/2021	WD	Q	I	01	380,000
GRANTOR: HOGAN ROBERT & ELIZAB						
GRANTEE: MALPHURS FREDERICK						
2227/0830	9/28/2018	WD	U	I	37	185,000
GRANTOR: KRUZAN KENNETH M & EM						
GRANTEE: HOGAN ROBERT & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=2007] N9 W50 S25 E8 N16 E42$ W42 S16 W8 S13 E2 S5 FGR=[YR=1993] S20 E25 N16 FOP=[YR=1993] E8 N6 W8 S6$ N6 W11 S2 W14$ E14 N2 E19 S6 E16 S2 E11 N40$.

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS