

LOT 49
IN OR 2027/962
PINEY ISLAND II PB 4/97

BROWN MICHAEL A & ROBIN M
96140 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2026

37-2N-28-5000-0049-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structur	08
Roof Cover	12
Interior Wall	05
Interior Floo	11
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Frame	02
Stories	
Units	
BUD\$ Adjustme	04
Occupancy	00

Quality	04
DOR CODE	0100

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	904	100	1993	904	132,935
FOP	476	30	1993	143	21,029
FUS	880	100	1993	880	129,406
SFB	240	80	2003	192	28,235

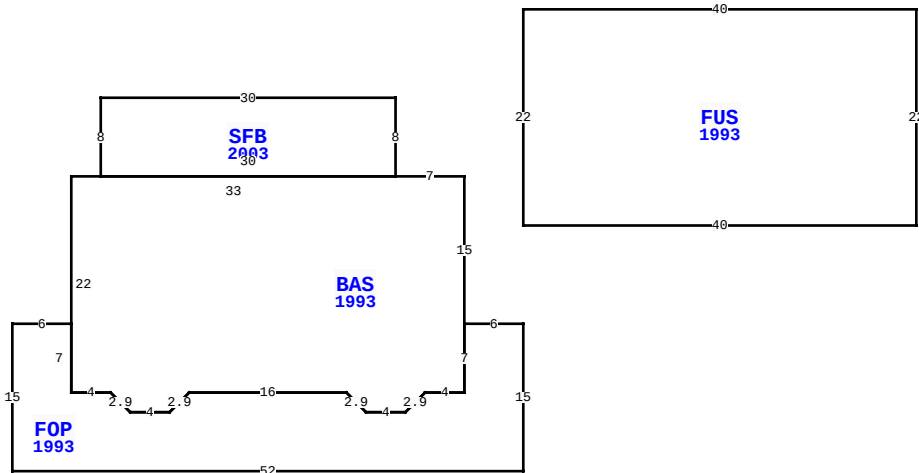
TOTALS	2,500			2,119	311,604
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0820	WOOD WALK	0	100	0	0	243.00	SF	11.75
5	1241	WD DECK G	0	100	0	0	258.00	UT	11.50
6	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,119	120.9075	168.06	356,119	1988	2000	0	0	12.50	87.50
1 SNGL FAM			100% - 2017			Heated Area: 1976			HX Base Yr 2017		



96140 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	
4	0820	WOOD WALK	0	100	0	0	243.00	SF	11.75	11.75	100	2001	2001	3	40	1,142	
5	1241	WD DECK G	0	100	0	0	258.00	UT	11.50	11.50	100	2003	2003	3	29	860	
6	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	2003	2003	3	29	5,075	

TOTAL OB/XF										8,277							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000

Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0	Common: 275,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		311,604	
TOTAL MARKET OB/XF VALUE		8,277	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		594,881	
SOH/AGL Deduction		277,267	
ASSESSED VALUE		317,614	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		266,203	
TOTAL JUST VALUE		594,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		585,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363740	GARAGE	17,500	06/02/2003
B0310840	XFOB	25,000	01/01/2003
4504	NEW CONSTR	57,362	11/16/1987
4665	NEW CONSTR	0	11/16/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2027/0962	1/29/2016	WD	U	I	38
GRANTOR: PIPES RICHARD C & ELI					
GRANTEE: BROWN MICHAEL A & R					
1246/0674	7/16/2004	WD	Q	I	
GRANTOR: ST CHARLES FRANK & PE					
GRANTEE: PIPES RICHARD C & E					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=1993] W6 BAS=[YR=1993] N15 W7 SFB=[YR=2003] N8 W30 S8 E30\$ W33 S22 E4 D2 R2 E4 U2 R2 E16 D2 R2 E4 U2 R2 E4 N7\$ S7 W4 L2 D2 W4 U2 L2 W16 D2 L2 W4 U2 L2 W4 N7 W6 S15 E52 N15\$ PTR=N10 FUS=[YR=1993] N22 E40 S22 W40\$ S10\$.									