

LOT 76 PT OF TRACT B
IN OR 863/1496 & OR 1705/930
PINEY ISLAND PB 4/63 & 64

HERNANDEZ TAMARA A
96034 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2026

37-2N-28-5000-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,363	100	1993	1,363	166,402
FGR	648	55	1993	356	43,463
FOP	188	30	1993	56	6,837
FUS	1,188	100	1993	1,188	145,037
UCP	672	20	1999	134	16,359
UOP	152	20	1993	30	3,662

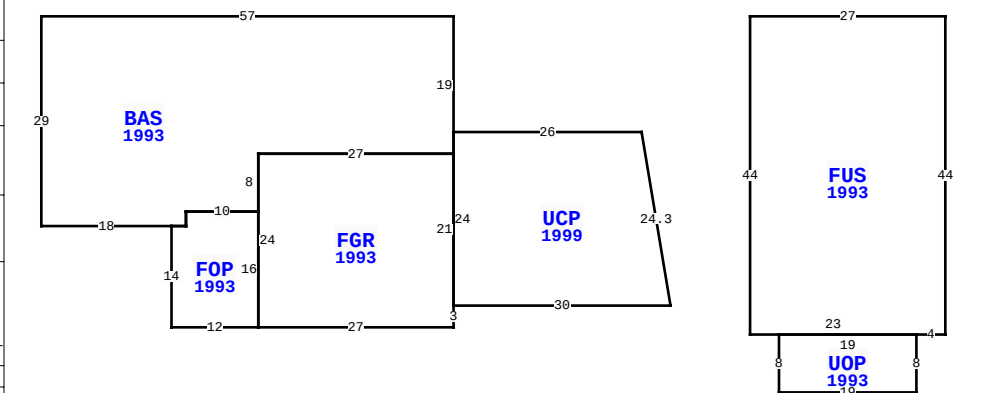
TOTALS	4,211			3,127	381,762
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	16	6	96.00	SF	10.00
4	1242	WD DECK A	0	100	30	24	720.00	SF	10.00
5	0910	SCRN RM L	0	100	30	24	720.00	SF	15.00
9	1076	TRELLIS A	0	100	15	30	450.00	SF	7.50

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	3,127	103.9416	144.48	451,789	1989	1994		0	0	15.50
1 SNGL FAM 100% - 2008 Heated Area: 2551 HX Base Yr 2008											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025
INC DATE		AG DATE	MLU
96034 PINEY ISLAND DR, FERNANDINA BEACH			

TOTAL OB/XF											
8,831											

TOTAL OB/XF											
8,831											

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			381,762
TOTAL MARKET OB/XF VALUE			8,831
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			590,593
SOH/AGL Deduction			347,284
ASSESSED VALUE			243,309
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			191,898
TOTAL JUST VALUE			590,593
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			585,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108707	REPAIR/RRF	10,000	08/01/2021
006849	XFOB	4,000	02/01/2000
3408	NEW CONSTR	0	02/17/1989
5500	NEW CONSTR	78,222	02/06/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2811/879	8/26/2025	QC	U	I	11	100	
GRANTOR: HERNANDEZ TAMARA A							
GRANTEE: HERNANDEZ TAMARA A							
1705/0930	10/20/2010	QC	U	I	11	100	
GRANTOR: WATKIVS KENNETH							
GRANTEE: WATKIVS TAMARA A V							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W57 S29 E18 FOP=[YR=1993] S14 E12 FGR=[YR=1993] E27 N3 UCP=[YR=1999] E30 U24 L4 W26 S24 \$ N21 W27 S24 \$ N16 W10 S2 W2\$ E2 N2 E10 N8 E27 N19\$ PTR= E41 FUS=[YR=1993] E27 S44 W4 UOP=[YR=1993] S8 W19 N8 E19 \$ W23 N44 \$ W41 \$.									

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