

LOT 2
IN OR 2036/332
LITTLE PINEY ISLAND PB 5/81

WHITAKER JEFFREY T & PAIGE C
96201 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5000-0002-0000



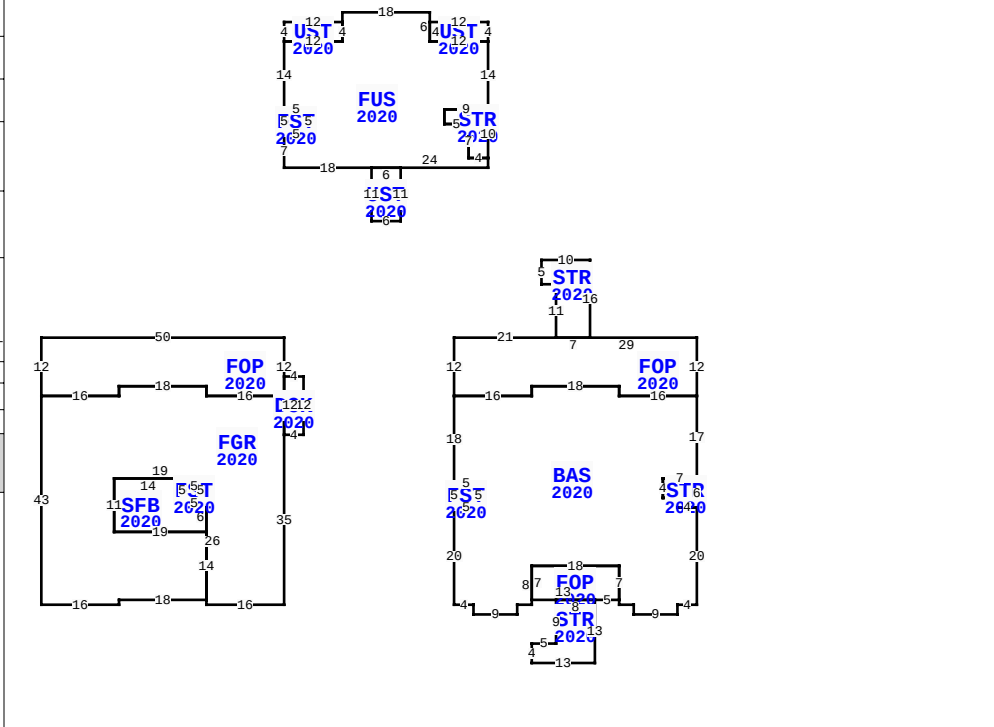
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMMT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		3. 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
BAS	2,017	100	2020	2,017	323,105
DCK	48	10	2020	5	801
FGR	1,959	55	2020	1,077	172,525
FOP	126	30	2020	38	6,087
FOP	564	30	2020	169	27,073
FOP	564	30	2020	169	27,073
FST	25	55	2020	14	2,242
FST	25	55	2020	14	2,242
FST	25	55	2020	14	2,242
FUS	1,120	100	2020	1,120	179,414
TOTALS	7,161			4,893	783,814

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,893	98.4700	163.46	799,810	2020	2020	0	0	2.00	98.00
1 SFR CUST			100% - 2021	Heated Area: 3284				HX Base Yr 2021			



** This building has 18 Sub-Areas

96201 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	OB/XF MKT VALUE	NOTES
1	0920	CWALL-WD/M	0	100	0	0	85.00	LF	390.00	390.00	100	2012	2012	3	45	14,918	
2	0300	BOAT DCK W	0	100	76	4	304.00	SF	40.00	40.00	100	2012	2012	3	60	7,296	
3	0300	BOAT DCK W	0	100	23	14	322.00	SF	40.00	40.00	100	2012	2012	3	60	7,728	
4	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	2012	2012	3	45	702	
5	0303	FLT DOCK W	0	100	20	6	120.00	SF	26.00	26.00	100	2015	2015	3	71	2,215	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430	
9	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2020	2020	3	100	10,200	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7			783,814
BUILDING MARKET VALUE		Tax Dist:			46,489
TOTAL MARKET OB/XF VALUE					520,000
TOTAL LAND VALUE - MARKET					1,350,303
TOTAL MARKET VALUE					611,816
SOH/AGL Deduction					738,487
ASSESSED VALUE					51,411
TOTAL EXEMPTION VALUE		HX HB			687,076
BASE TAXABLE VALUE					1,350,303
TOTAL JUST VALUE					0
NCON VALUE					
INCOME VALUE					1,348,472
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904828	CO ISSUED	0	10/23/2020
B1904828	NEW CONSTR	533,925	07/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2036/0332	3/24/2016	WD U	V	37	200,000
GRANTOR: VEREEN HEWSTON & MARI					
GRANTEE: WHITAKER JEFFREY T					
1645/1437	10/06/2009	WD U	V	30	100
GRANTOR: VEREEN HEWSTON & MARI					
GRANTEE: VEREEN HEWSTON A &					

BUILDING NOTES																	
BUILDING DIMENSIONS																	
FOP=[YR=2020] W50 S12 FGR=[YR=2020] S43 E16 N1 E18 N14																	
SFB=[YR=2020] N6 FST=[YR=2020] N5 W5 S5 E5\$ W5 N5 W14 S11																	
E19\$ W19 N11 E19 S26 E16 N35 DCK=[YR=2020] E4 N12 W4 S12\$ N8																	
W16 N2 W18 S2 W16\$ E16 N2 E18 S2 E16 N12\$ PTR= E35																	
FOP=[YR=2020] E21 STR=[YR=2020] N11 W3 N5 E10 S16 W7\$ E29																	
S12 BAS=[YR=2020] S17 STR=[YR=2020] S6 W4 N2 W3 N4 E7\$ W7																	
S4 E3 S2 E4 S20 W4 S2 W9 N2 W3 N1 FOP=[YR=2020] W5																	
STR=[YR=2020] S13 W13 N4 E5 N9 E8\$ W13 N7 E18 S7\$ N7 W18 S8																	
W3 S2 W9 N2 W4 N20 FST=[YR=2020] N5 E5 S5 W5\$ E5 N5 W5 N18																	
E16 N2 E18 S2 E16\$ W16 N2 W18 S2 W16 N12\$ W35\$ PTR= N35																	
FUS=[YR=2020] E18 UST=[YR=2020] S11 E6 N11 W6\$ E24 N2																	
STR=[YR=2020] N10 W9 S3 E5 S7 E4\$ W4 N7 W5 N3 E9 N14																	