

LOT 5
LITTLE PINEY ISLAND PB 5/81

BAKER LARRY M/OZOLINS LIA A
96219 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5000-0005-0000



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	12	CEDAR 100		0500	01	4,016	101.2000	167.99	674,648	1987	2005	0	0	0	10.00	90.00	VALUATION BY		STANDARD														
Roof Structure	08	IRREGULAR 100		1 SFR CUST 100% - 2026										Heated Area: 3156			HX Base Yr 2026																
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE										Tax Dist:									
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										607,183									
Interior Floor	14	CARPET 60												TOTAL LAND VALUE - MARKET										520,000									
Interior Floor	12	HARDWOOD 40												TOTAL MARKET VALUE										1,190,120									
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										1,190,120									
Bedrooms		4 100												TOTAL EXEMPTION VALUE										HX HB 51,411									
Bathrooms		3.5 100												BASE TAXABLE VALUE										1,138,709									
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										1,190,120									
Stories	2.5	2.5 100												NCON VALUE										0									
Units		0 100												INCOME VALUE																			
BUD8 Adjustme	04	DIST 01 100												PREVIOUS YEAR MKT VALUE										1,181,348									
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																												
BAL	324	15	1993	49	7,409																												
BAS	774	100	1993	774	117,022																												
FEP	216	80	2022	173	26,156																												
FGR	846	55	1993	465	70,304																												
FOP	476	30	1993	143	21,621																												
FUS	770	100	1993	770	116,417																												
FUS	1,612	100	1993	1,612	243,720																												
STR	92	10	2016	9	1,361																												
UOP	104	20	1993	21	3,175																												
TOTALS		5,214			4,016	607,183																											
EXTRA FEATURES						96219 PINEY ISLAND DR, FERNANDINA BEACH										BLD DATE				LGL DATE				04/15/2025		MLU							
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																
3	0300	BOAT DCK W	0	100	0	0	724.00	SF	40.00	40.00	100	2010	2010	3	52	15,059																	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160																	
6	0311	WD GANG WY	0	100	0	0	15.00	SF	45.00	45.00	100	2020	2020	3	82	554																	
7	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2020	2020	3	87	4,524																	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2020	2020	3	82	1,640																	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2022	2022	03	100	40,000																	
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