

LOT 6
IN OR 1931/339
LITTLE PINEY ISLAND PB 5/81

JANSSON ERIC & NAN
96223 PINEY ISALND DR
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5000-0006-0000



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	PAGE 1 of 1 7														
Exterior Wall	14	WD SHINGLE 50	0500	01	2,142	117.6000	195.22	418,161	1986	1986	0	0	0	19.50	80.50	VALUATION SUMMARY													
Exterior Wall	17	CB STUCCO 50	1 SFR CUST 100% - 2021													Heated Area: 1760													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	12	HARDWOOD 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM																													
NEIGHBORHOOD/LOC	4016.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	94	100	1993	94	14,773																								
FST	48	55	1993	26	4,086																								
FUS	635	100	1993	635	99,792																								
FUS	1,031	100	1993	1,031	162,024																								
UGR	604	45	1993	272	42,746																								
UOP	418	20	2025	84	13,200																								
TOTALS	2,830			2,142	336,620																								
EXTRA FEATURES						96223 PINEY ISLAND DR, FERNANDINA BEACH												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												
1	0300	BOAT DCK W	0	100	4	122	668.00	SF	40.00	40.00	100	1986	1986	3	20	5,344													
2	0305	BOAT HOUS	0	100	15	12	180.00	UT	6.50	6.50	100	1986	1986	3	100	1,170													
3	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	1986	1986	3	20	800													
6	0311	WD GANG WY	0	100	16	3	48.00	SF	45.00	45.00	100	1990	1990	3	20	432													
7	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1990	1990	3	20	832													
8	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1990	1990	3	20	832													
9	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	2001	2001	3	20	7,800													
10	0920	CWALL-WD/M	0	100	0	0	100.00	LF	390.00	390.00	100	2001	2001	3	20	7,800													
TOTAL OB/XF 25,010																													
LAND DESCRIPTION																													
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	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												
REVIEW DATE 01/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/09/2026 BY SYS																													

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1931/0339	7/21/2014	WD	Q	I	01	443,000

GRANTOR: MOYER B KEITH

GRANTEE: JANSSON ERIC & NAN

1664/0751	2/08/2010	QC	U	I	11	100
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GRANTOR: MOYER LAETITIA A

GRANTEE: MOYER B KEITH

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=15,0] E12 E19 S27 S4 W3 S2 W9 N1 W6 S1 W9 N2 W4 N12 W4 N7 E4 N12 \$

FUS=[YR=1993;ORIG=73,0] E12 S19 E19 S12 W12 S1 W7 N1 W12 N12 W4 N7 E4 N12 \$

UOP=[YR=2025;ORIG=46,27] E6 N23 U10L11F230 W14 S6 E19 S27 \$

UGR=[YR=1993;ORIG=0,0] W22 S18 W4 S8 E26 N26 \$

BAS=[YR=1993;ORIG=-22,0] W4 S2 W2 S7 W5 S4 E11 N13 \$

FST=[YR=1993;ORIG=-33,13] S4 E7 S1 E4 N5 W11 \$

PTR=[ORIG=0,0] E15 W15 \$

PTR=[ORIG=0,0] E73 W73 \$