

LOT 8
LITTLE PINEY ISLAND PB 5/81

CALHOUN GARY L & ANNE I
96251 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5000-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0500	01	3,426	98.9000	164.17		562,446	1995	1995	0	0	0	14.75	85.25	VALUATION BY																									
Roof Structure	08	IRREGULAR 100								1 SFR CUST 100% - 2022										Heated Area: 2915										HX Base Yr 2022										STANDARD									
Roof Cover	03	COMP SHNGL 100																																						Tax Group: 7									
Interior Wall	05	DRYWALL 100																																						Tax Dist:									
Interior Floor	12	HARDWOOD 50																																						BUILDING MARKET VALUE									
Interior Floor	14	CARPET 50																																						TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																																						TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																																						TOTAL MARKET VALUE									
Bedrooms		3 100																																						SOH/AGL Deduction									
Bathrooms		2.5 100																																						ASSESSED VALUE									
Frame	02	WOOD FRAME 100																																						TOTAL EXEMPTION VALUE									
Stories	2.	2. 100																																						HX HB									
Units		0 100																																						BASE TAXABLE VALUE									
Occupancy	00	NONE 100																																						TOTAL JUST VALUE									
																																										NCON VALUE							
																																										INCOME VALUE							
																																										PREVIOUS YEAR MKT VALUE							