LOT 10
LITTLE PINEY ISLAND PB 5/81

GERNERT KENNETH/ROBERTSON COURTNEY
96261 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5000-0010-0000

BUILDING CHARACTERISTICS

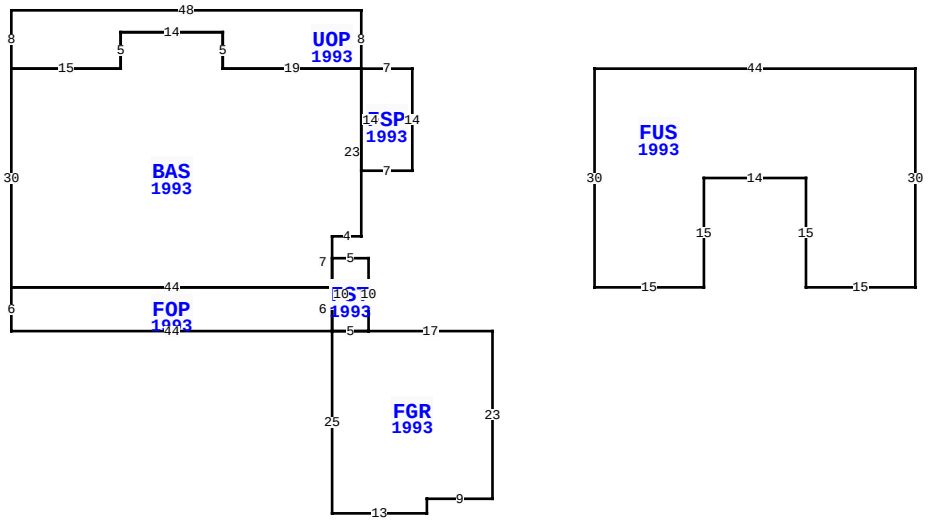
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,482	100	1993	1,482	210,040
FGR	532	55	1993	293	41,526
FOP	264	30	1993	79	11,196
FSP	98	40	1993	39	5,527
FST	50	55	1993	28	3,968
FUS	1,110	100	1993	1,110	157,317
UOP	314	20	1993	63	8,928
TOTALS	3,850			3,094	438,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,094	100.7400	167.23	517,410	1993	1993	0	0	0	15.25	84.75

1 SFR CUST 100% - 2026 Heated Area: 2592 HX Base Yr



96261 PINEY ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		438,505
TOTAL MARKET OB/XF VALUE		2,898
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		716,403
SOH/AGL Deduction		5,566
ASSESSED VALUE		710,837
TOTAL EXEMPTION VALUE	13	710,837
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		716,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2812/1403	8/18/2025	WD	U	I	37	599,000
GRANTOR: DICIOCCIO JASON						
GRANTEE: ROBERTSON COURTNEY						
2254/0833	2/11/2019	WD	Q	I	01	495,000
GRANTOR: ANDERSON DIANE A						
GRANTEE: DICIOCCIO JASON & M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W7 UOP=[YR=1993] N8 W48 S8 BAS=[YR=1993] S30
FOP=[YR=1993] S6 E44 FGR=[YR=1993] S25 E13 N2 E9 N23 W17
FST=[YR=1993] N10 W5 S10 E5 $ W5$N6 W44 $ E44 N7 E4 N23 W19
N5 W14 S5 W15 $ E15 N5 E14 S5 E19 $ S14 E7 N14 $ PTR= E25
FUS=[YR=1993] E44 S30 W15 N15 W14 S15 W15 N30 $ W25 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
4	1242	WD DECK A	0	100	14	16	224.00	SF	10.00	10.00	100	1999	1999	3	20	448	

LAND DESCRIPTION

TOTAL OB/XF 2,898

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS