

DOYLE CHRISTOPHER F & PAMELA S
96269 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

47-3N-28-5000-0013-0000

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
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.	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
BAL	208	15	1995	31	4,309
BAS	1,408	100	1995	1,408	195,719
FOP	352	30	1995	106	14,735
FSP	208	40	1995	83	11,537
FUS	1,280	100	1995	1,280	177,927
UBM	704	20	1995	141	19,600
UGR	704	45	1995	317	44,065
UOP	128	20	1995	26	3,614
UOP	320	20	1995	64	8,897
UOP	352	20	1995	70	9,731
TOTALS	5,664			3,526	490,134

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,526	99.8100	165.68	584,188	1995	1995	0	0	16.10	83.90

1 SFR CUST 100% - 1996 Heated Area: 2688 HX Base Yr 1996

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
0500	01	3,526	99.8100	165.68	584,188	1995	1995	0	0	16.10	83.90						

NASSAU COUNTY PROPERTY																	
VALUATION SUMMARY												PAGE 1 of 1					
VALUATION BY												STANDARD					
Tax Group: 7												Tax Dist:					
BUILDING MARKET VALUE												490,134					
TOTAL MARKET OB/XF VALUE												2,590					
TOTAL LAND VALUE - MARKET												302,500					
TOTAL MARKET VALUE												795,224					
SOH/AGL Deduction												482,243					
ASSESSED VALUE												312,981					
TOTAL EXEMPTION VALUE												HX HB 51,411					
BASE TAXABLE VALUE												261,570					
TOTAL JUST VALUE												795,224					
NCON VALUE												0					
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE												786,502					

SALES DATA													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
0689/0559	9/25/1993	WD	U	V	10	100							

GRANTOR: NORMAN DANIEL ETAL						
GRANTEE: DOYLE CHRISTOPHER						
0687/0486	8/25/1993	WD	U	V	07	100
GRANTOR: NORMAN & JONES ETAL						
GRANTEE: DOYLE CHRISTOPHER						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1995] W2 FSP=[YR=1995] N8 W26 UOP=[YR=1995] W16 S8 E16 N8 \$\$S8E26\$ W42 S32 FOP=[YR=1995] S8 E44 N8 W44 \$ E44 N32 \$ PTR= E15 FUS=[YR=1995] E16 BAL=[YR=1995] N8 E26 S8 W26 \$ E28 S32 W18 N16 W8 S16 W18 N32 \$ W15 \$ PTR= W60 UGR=[YR=1995] W2 UOP=[YR=1995] N8 W40 S8 UBM=[YR=1995] W2 S32 UOP=[YR=1995] S8 E44 N8 W44 \$ E22 N32 W20 \$ E40 \$ W20 S32 E22 N32 \$ E60 \$.													

LAND DESCRIPTION														TOTAL OB/XF 2,590										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.10	275,000.00	302,500.00	302,500							

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 302,500	Market: 0	Agricultural: 0	Common: 302,500	PRINTED 07/09/2026 BY SYS
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