

LOT 17
IN OR 697 PG 1696
LITTLE PINEY ISLAND PB 5/81

MELOGY JOHN KEVIN & DONNA T
96285 PINEY ISLAND
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5000-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,254	100	1996	1,254	176,705
FOP	1,298	30	1996	389	54,815
FUS	1,190	100	1996	1,190	167,687
SFB	56	80	2007	45	6,341
STR	100	10	1996	10	1,409
STR	100	10	1999	10	1,409
UGR	864	45	1996	389	54,815
TOTALS	4,862			3,287	463,181

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	1241	WD DECK G	0	100	16	10	160.00	UT	11.50
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00
7	0940	SHEDS/PORT	0	100	12	9	108.00	SF	30.00
8	0300	BOAT DCK W	0	100	0	0	4,229.00	SF	40.00
9	0350	CARPORT WD	0	100	11	11	121.00	SF	13.00
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
11	0310	AL GANG WY	0	100	0	0	18.00	LF	115.00
12	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,287	98.9920	164.33	540,153	1996	1996	0	0	0	14.25	85.75
1 SFR CUST 100% - 1997												
Heated Area: 2489												
HX Base Yr 1997												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/15/2025 MLU												

96285 PINEY ISLAND DR, FERNANDINA BEACH												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996
4	1241	WD DECK G	0	100	16	10	160.00	UT	11.50	11.50	100	1999
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1999
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1999
7	0940	SHEDS/PORT	0	100	12	9	108.00	SF	30.00	30.00	100	2000
8	0300	BOAT DCK W	0	100	0	0	4,229.00	SF	40.00	40.00	100	2007
9	0350	CARPORT WD	0	100	11	11	121.00	SF	13.00	13.00	100	2007
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2007
11	0310	AL GANG WY	0	100	0	0	18.00	LF	115.00	115.00	100	2022
12	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2022

TOTAL OB/XF												
76,954												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		581,219	
TOTAL MARKET OB/XF VALUE		76,954	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		960,673	
SOH/AGL Deduction		380,132	
ASSESSED VALUE		580,541	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		529,130	
TOTAL JUST VALUE		960,673	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		963,867	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906214	ADDITION	34,118	06/01/1999
94 01555	NEW CONSTR	125,000	12/01/1994
94 1277	TEMP POLE	200	09/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0697/1696	2/04/1994	WD	Q	V		39,000	
GRANTOR: NORMAN DANIEL ETAL							
GRANTEE: MELOGY JOHN & DONNA							
0652/0558	3/20/1992	WD	Q	V	01	100	
GRANTOR: SIMMONS RICHARD S							
GRANTEE: FDNA BCH REALTY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1996] W24 STR=[YR=1999] N10 W10 S10 E10\$ W34 S8 SFB=[YR=2007] W7 UGR=[YR=1996] N9 W36 S24 E36 N15\$ S8 E7 N8\$ BAS=[YR=1996] S8 E8 S20 E42 N28 W17 N2 W7 S2 W26\$ E26 N2 E7 S2 E17 S28 W42 N20 W8 S28 E24 STR=[YR=1996] S10 E10 N10 W10\$ E34 N44\$ PTR= E15 FUS=[YR=1996] E18 N2 E7 S2 E17 S28 W42 N28 \$ W15 \$.									

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