



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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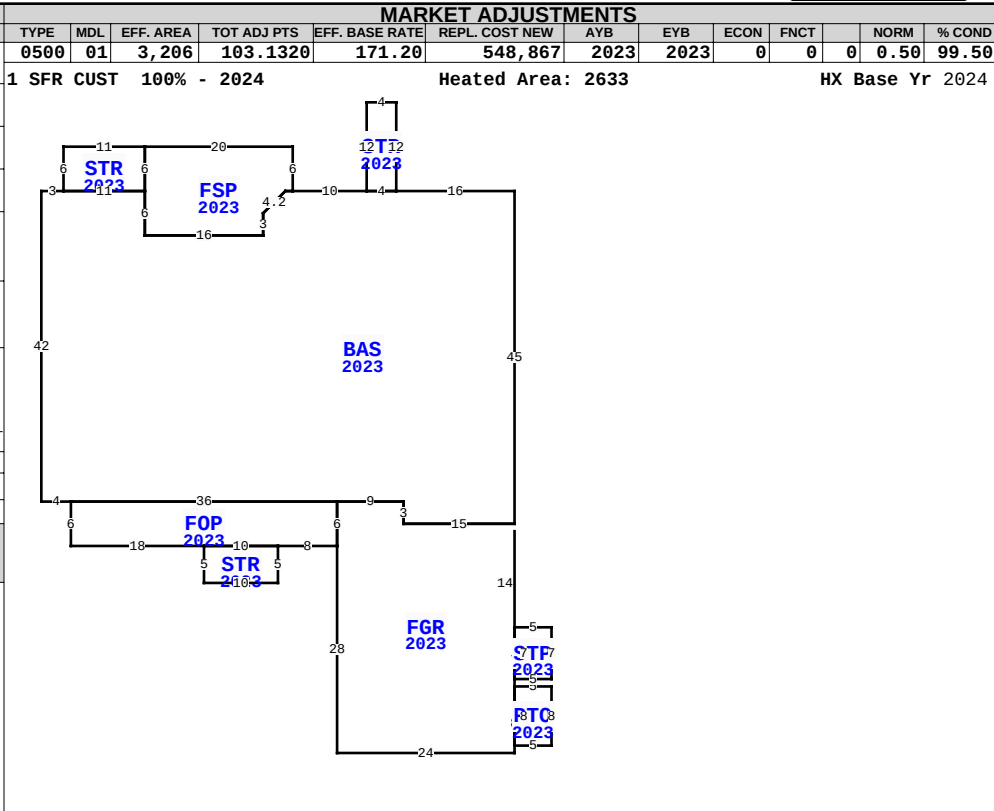
NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,633	100	2023	2,633	448,516
FGR	721	55	2023	397	67,626
FOP	216	30	2023	65	11,072
FSP	221	40	2023	88	14,991
PTO	40	5	2023	2	340
STP	35	10	2023	4	682
STR	48	10	2023	5	852
STR	50	10	2023	5	852
STR	66	10	2023	7	1,192

TOTALS	4,030			3,206	546,123
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EXTRA FEATURES		
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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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		99	3,465	



96315 PINEY ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	7
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE			546,123	
TOTAL MARKET OB/XF VALUE			3,465	
TOTAL LAND VALUE - MARKET			233,750	
TOTAL MARKET VALUE			783,338	
SOH/AGL Deduction			265,992	
ASSESSED VALUE			517,346	
TOTAL EXEMPTION VALUE	HX HB DX		56,411	
BASE TAXABLE VALUE			460,935	
TOTAL JUST VALUE			783,338	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			766,768	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002144	CO ISSUED	0	02/17/2023
22003836	NEW CONSTR	444,761	03/10/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2461/1964	5/07/2021	WD	Q	V	01
GRANTOR: ASHWELL STEVEN T & DR					
GRANTEE: COVERSTONE JEFFREY					
0765/1134	7/19/1996	WD	Q	V	
GRANTOR: NORMAN DANIEL E & CHA					
GRANTEE: ASHWELL STEVEN T &					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2023;ORIG=100,10] W16 W4 W10 W1 D3L3 S3 W16 N6 W11 W3 S42 E4 E36 E9 S3 E15 N45 \$		
FGR=[YR=2023;ORIG=100,55] W15 N3 W9 S6 S28 E24 N8 N1 N7 N14 \$		
FSP=[YR=2023;ORIG=70,4] W20 S6 S6 E16 N3 U3R3 E1 N6 \$		
FOP=[YR=2023;ORIG=40,52] E36 S6 W8 W10 W18 N6 \$		
STR=[YR=2023;ORIG=50,4] W11 S6 E11 N6 \$		
STR=[YR=2023;ORIG=58,58] E10 S5 W10 N5 \$		
STR=[YR=2023;ORIG=80,-2] S12 E4 N12 W4 \$		
PTO=[YR=2023;ORIG=100,77] E5 S8 W5 N8 \$		
STP=[YR=2023;ORIG=100,69] E5 S7 W5 N7 \$		

LAND DESCRIPTION			TOTAL OB/XF 3,465													
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
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
233,750							