

LOT 29
IN OR 1979/1110
LITTLE PINEY ISLAND PB 5/81

SEFCIK JOHN & MILDRED
96208 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5000-0029-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 7																
Exterior Wall	10	ABOVE AVG 100	0900	01	2,589	115.4160	160.43	415,353	1987	1987	0	0	0	16.50	83.50	VALUATION SUMMARY															
Roof Structur	08	IRREGULAR 100	1 SNGL FAM 100% - 2016														Heated Area: 2101														
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2016														
Interior Wall	05	DRYWALL 90																													
Interior Wall	08	DECORATIVE 10																													
Interior Floo	12	HARDWOOD 60																													
Interior Floo	14	CARPET 40																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2.5 100																													
Frame	02	WOOD FRAME 100																													
Stories	2.	2. 100																													
Units		0 100																													
BUD8 Adjustme	04	DIST 01 100																													
Occupancy	00	NONE 100																													
Quality	04	Quality Level 04																													
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM																															
NEIGHBORHOOD/LOC		4016.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,127	100	1993	1,127	150,972																										
FGR	506	55	1993	278	37,241																										
FOP	120	30	2005	36	4,822																										
FSP	434	40	2005	174	23,309																										
FUS	974	100	1993	974	130,476																										
TOTALS	3,161			2,589	346,820																										
EXTRA FEATURES						96208 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	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	1987	1987	3	58	2,030															
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000															
TOTAL OB/XF 52,030																															
LAND DESCRIPTION																															
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	LAND VALUE														
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000														
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS																															

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1979/1110	3/26/2015	SW	U	I	12	289,800

GRANTOR: GSAA HOME EQUITY TRUS
GRANTEE: SEFCIK JOHN & MILDRED
1953/1343 12/22/2014 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: GSAA HOME EQUITY TR

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FSP=[YR=2005] N14 W31 S14 E31 \$ W40 S29
FGR=[YR=1993] S22 E23 N22 FOP=[YR=2005] E20 N6 W20 S6 \$ W23
\$ E23 N6 E20 N23 \$ PTR= E15 FUS=[YR=1993] E24 N2 E16 S11 E3
S6 W3 S8 W1 S2 W14 N2 W1 N1 W24 N22 \$W15 \$.