

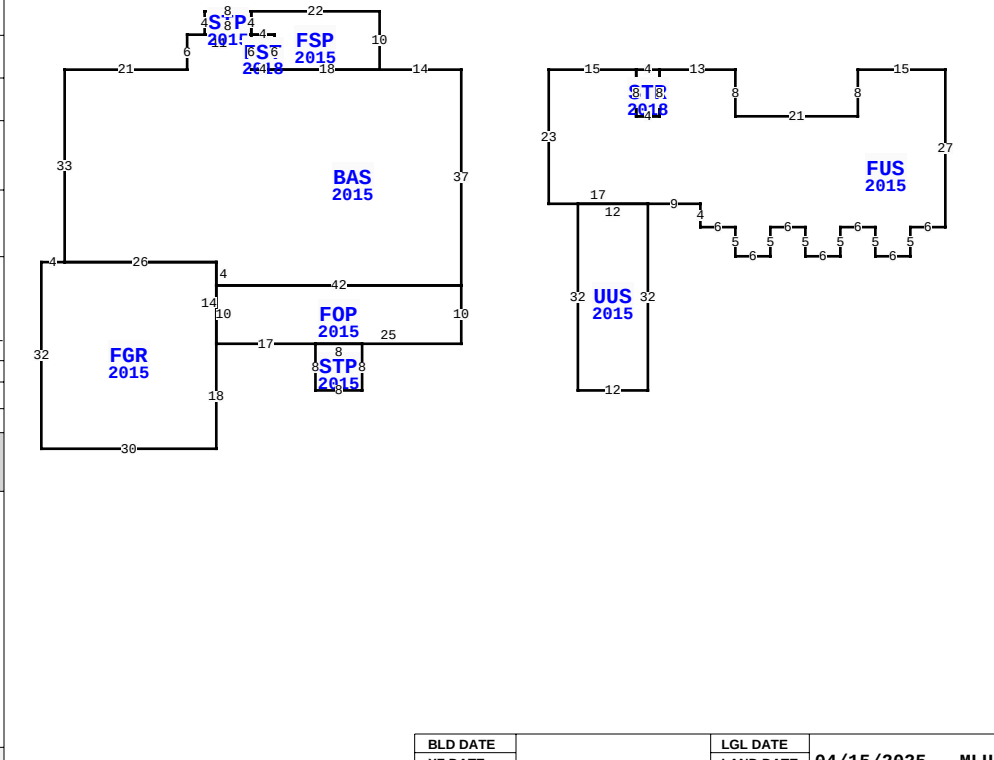
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,478	100	2015	2,478	369,125
FGR	960	55	2015	528	78,651
FOP	420	30	2015	126	18,769
FSP	196	40	2015	78	11,619
FST	24	55	2018	13	1,937
FUS	1,622	100	2015	1,622	241,615
STP	32	10	2015	3	447
STP	64	10	2015	6	894
STR	32	10	2018	3	447
UUS	384	50	2015	192	28,600
TOTALS	6,212			5,049	752,104

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,049	112.2188	155.98	787,543	2015	2015	0	0	4.50	95.50
1 SNGL FAM			100% - 2022	Heated Area: 4100				HX Base Yr 2022			



96212 PINEY ISLAND DR, FERNANDINA BEACH											
BLD DATE: 04/15/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		752,104	
TOTAL MARKET OB/XF VALUE		3,360	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		915,464	
SOH/AGL Deduction		223,873	
ASSESSED VALUE		691,591	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		640,180	
TOTAL JUST VALUE		915,464	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		892,748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428385	CO ISSUED	0	04/20/2015
B1428385	NEW CONSTR	574,606	02/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2507/1842	10/22/2021	WD Q	Q	I	01
GRANTOR: WEANT MAIR ELIZABETH					SALE PRICE
GRANTEE: STALEY LARRY A & KA					
2203/0797	6/11/2018	WD Q	Q	I	01
GRANTOR: VINCENT WARREN R & TO					SALE PRICE
GRANTEE: WEANT MAIR ELIZABETH					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2015] W14 FSP=[YR=2015] N10 W22 STP=[YR=2015] W8 S4 E8 N4\$ S4 E4 S6 E18\$ W18 FST=[YR=2018] N6 W4 S6 E4\$ W4 N6 W11 S6 W21 S33 FGR=[YR=2015] W4 S32 E30 N18 FOP=[YR=2015] E17 STP=[YR=2015] S8 E8 N8 W8\$ E25 N10 W42 S10\$ N14 W26\$ E26 S4 E42 N37\$ PTR=E15 FUS=[YR=2015] E15 STR=[YR=2018] E4 S8 W4 N8\$ S8 E4 N8 E13 S8 E21 N8 E15 S27 W6 S5 W6 N5 W6 S5 W6 N5 W6 N4 W9 UUS=[YR=2015] S32W12 N32 E12\$ W17 N23\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	