

LOT 40
IN OR 1940/1378
ESMT OR 536/190

KOENIG MARK A & RICCI S
97023 LITTLE PINEY ISLAND CT
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5000-0040-0000



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	VALUATION SUMMARY												
Exterior Wall	19	COMMON BRK 100	0900	01	2,838	129.5280	180.04	510,954	1986	1986	0	0	29.50	70.50	VALUATION BY		STANDARD										
Roof Structure	08	IRREGULAR 100	1 SNGL FAM 100% - 2017										Heated Area: 2412										HX Base Yr 2017				
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 80																									
Interior Wall	08	DECORATIVE 20																									
Interior Floor	12	HARDWOOD 50																									
Interior Floor	14	CARPET 50																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	3	100																									
Bathrooms	3	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		MKT AREA																									
NEIGHBORHOOD/LOC		4016.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,220	100	1993	1,220	154,853																						
FGR	441	55	1993	243	30,844																						
FST	168	55	1993	92	11,678																						
FUS	1,192	100	1993	1,192	151,299																						
UOP	50	20	1993	10	1,269																						
USP	270	30	1993	81	10,281																						
TOTALS	3,341			2,838	360,223																						
EXTRA FEATURES						97023 LITTLE PINEY ISLAND CT, 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										
1	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1987	1987	3	20	600											
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120											
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1992	1992	04	85	42,500											
6	0910	SCRN RM L	0	100	0	0	1,054.00	SF	15.00	15.00	100	1992	1992	3	20	3,162											