

LOT 44
IN OR 1807/437
LITTLE PINEY ISLAND PB 5/81

BERT ARTHUR A & CATHERINE L
96284 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5000-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

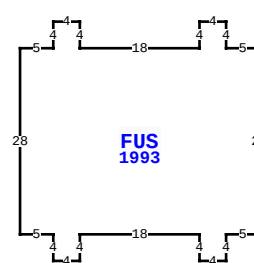
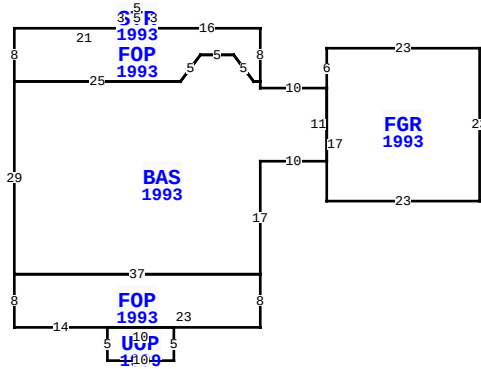
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1993	1,215	225,907
FGR	529	55	1993	291	54,106
FOP	264	30	1993	79	14,688
FOP	296	30	1993	89	16,547
FUS	1,072	100	1993	1,072	199,318
STR	15	10	1993	2	372
UOP	50	20	1999	10	1,859
TOTALS	3,441			2,758	512,799

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	100	9	10	90.00	SF	30.00
6	0681	POLE SHED	0	100	9	9	81.00	SF	15.00
7	0940	SHEDS/PORT	0	100	6	9	54.00	SF	30.00
8	0940	SHEDS/PORT	0	100	19	8	152.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	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	
0900	11	2,758	146.9952	204.32	563,515	1987	2007	0	0	0	9.00	91.00
1 SNGL FAM			100% - 2014	Heated Area: 2287				HX Base Yr 2014				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		512,799	
TOTAL MARKET OB/XF VALUE		6,965	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		679,764	
SOH/AGL Deduction		306,889	
ASSESSED VALUE		372,875	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		321,464	
TOTAL JUST VALUE		679,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		666,663	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008748	REPAIR/RRF	18,500	10/01/2020
E25368	ELEC OTHER	0	08/01/2012
M17554	H/AC	0	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1807/0437	8/09/2012	WD	Q	I	02	470,000	
GRANTOR: D'ANNA FRANK J TRUSTE							
GRANTEE: BERT ARTHUR A & CAT							
1712/0738	12/01/2010	QC	U	I	11	100	
GRANTOR: D'ANNA FRANK J TRUSTE							
GRANTEE: D'ANNA FRANK J TRUS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W23 S6 BAS=[YR=1993] W10 N1 FOP=[YR=1993] N8 W16 STR=[YR=1993] N3 W5 S3 E5\$ W21S8 E25 U4 R3 E5 D4 R3 E1\$ W1 U4 L3 W5 D4 L3 W25 S29 FOP=[YR=1993] S8 E14 UOP=[YR=1999] S5 E10 N5 W10\$ E23 N8 W37\$ E37 N17 E10 N11\$ S17 E23 N23\$ PTR=E30 FUS=[YR=1993] E5 N4 E4 S4 E18 N4 E4 S4 E5 S28 W5 S4 W4 N4 W18 S4 W4 N4 W5 N28\$ W30 \$.									

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1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

TOTAL OB/XF									
6,965									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00