

LOT 5
IN OR 1750/722
LITTLE PINEY ISLAND #2 PB5/261

LEE STEPHEN P & LINDA H
98084 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5001-0005-0000



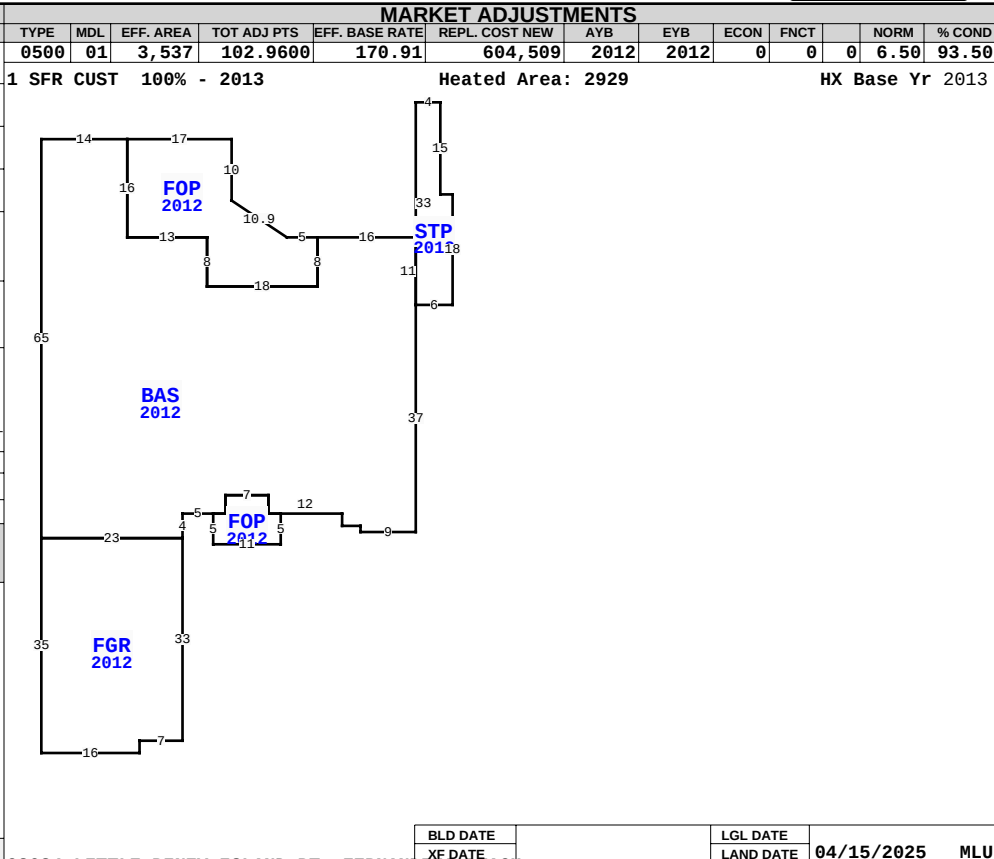
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,929	100	2012	2,929	468,056
FGR	791	55	2012	435	69,514
FOP	76	30	2012	23	3,675
FOP	443	30	2012	133	21,253
STP	168	10	2012	17	2,716
TOTALS	4,407			3,537	565,216

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0911	SCRN RM A	0	100	0	0	1,168.00	SF	18.00
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
65,711									

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65,711									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		565,216	
TOTAL MARKET OB/XF VALUE		65,711	
TOTAL LAND VALUE - MARKET		520,000	
TOTAL MARKET VALUE		1,150,927	
SOH/AGL Deduction		651,218	
ASSESSED VALUE		499,709	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		448,298	
TOTAL JUST VALUE		1,150,927	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,118,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26222	ADDITION	22,086	08/02/2012
B25306	CO ISSUED	0	07/27/2012
E24951	ELEC OTHER	0	04/01/2012
G01703	GAS	3,500	03/01/2012
M16937	H/AC	0	03/01/2012
P15605	NEW CONSTR	0	01/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1750/0722	8/03/2011	WD	Q	V	01
					SALE PRICE
					140,000
GRANTOR: NORMAN DANIEL E ETAL					
GRANTEE: LEE STEPHEN P & LIN					
1384/0140	1/24/2006	QC	Q	I	06
GRANTOR: JONES CHARLES M					
GRANTEE: CMJ INVESTMENTS LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W16 FOP=[YR=2012] W5 U6 L9 N10 W17 S16 E13 S8 E18 N8 \$ S8 W18 N8 W13 N16 W14 S65 FGR=[YR=2012] S35 E16 N2 E7 N33 W23 \$ E23 N4 E5 FOP=[YR=2012] S5 E11 N5 W2 N3W7 S3 W2 \$ E2 N3 E7 S3 E12 S2 E3 S1 E9 N37 STP=[YR=2012] E6 N18 W2 N15 W4 S33 \$ N11\$.									