

LOT 10 & S-1 OF LOT 9
IN OR 1626/63
LITTLE PINEY ISLAND #2 PB5/261

BOOKER RONALD M & SARAH M
98138 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5001-0010-0000



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	16	WD FR STUC 80	0500	01	6,278	121.9000	202.35	1,270,353	2005	2005		0		0	10.00	90.00	VALUATION BY		STANDARD													
Exterior Wall	21	STONE 20	1 SFR CUST 100% - 2009										Heated Area: 5347					HX Base Yr 2009					Tax Group: 7		Tax Dist:							
Roof Structur	08	IRREGULAR 100																BUILDING MARKET VALUE		1,143,318												
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE		176,543												
Interior Wall	05	DRYWALL 60																TOTAL LAND VAL - MARKET		572,000												
Interior Wall	08	DECORATIVE 40																TOTAL MARKET VALUE		1,891,861												
Interior Floo	15	HARDTILE 70																SOH/AGL Deduction		647,732												
Interior Floo	14	CARPET 30																ASSESSED VALUE		1,244,129												
Air Condition	03	CENTRAL 100																TOTAL EXEMPTION VALUE		HX HB 51,411												
Heating Type	04	AIR DUCTED 100																BASE TAXABLE VALUE		1,192,718												
Bedrooms		5 100																TOTAL JUST VALUE		1,891,861												
Bathrooms		5 100																NCON VALUE		0												
Frame	02	WOOD FRAME 100																INCOME VALUE														
Stories	2.	2. 100																PREVIOUS YEAR MKT VALUE		1,846,784												
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																											
BAL	94	15	2005	14	2,550																											
BAL	138	15	2005	21	3,824																											
BAS	3,405	100	2005	3,405	620,102																											
FGR	812	55	2005	447	81,405																											
FOP	85	30	2005	26	4,735																											
FSP	972	40	2005	389	70,843																											
FUS	1,942	100	2005	1,942	353,668																											
STP	63	10	2005	6	1,093																											
STP	91	10	2005	9	1,639																											
STP	91	10	2005	9	1,639																											
TOTALS	7,792			6,278	1,143,318																											
EXTRA FEATURES						98138 LITTLE PINEY ISLAND PT, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740																
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740																
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000																
8	0911	SCRN RM A	0	100	41	21	861.00	SF	18.00	18.00	100	2005	2005	3	21	3,255																
9	0911	SCRN RM A	0	100	44	28	1,232.00	SF	18.00	18.00	100	2005	2005	3	21	4,657																
10	1126	CB/STC 8"	0	100	131	0	655.00	SF	8.00	8.00	100	2005	2005	3	83	4,349																
12	1124	CB/STC 4"	0	100	10	0	30.00	SF	6.50	6.50	100	2005	2005	3	83	162																
13	0300	BOAT DCK W	0	100	0	0	2,705.00	SF	40.00	40.00	100	2024	2019		84	90,888																
14	0310	AL GANG WY	0	100	0	0	22.00	LF	115.00	115.00	100	2024	2019		78	1,973																
15	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2024	2019		84	4,368																
LAND DESCRIPTION						TOTAL OB/XF										164,132																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000132	C	RES RIVER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	520,000.00	572,000.00	572,000															
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REVIEW DATE 02/27/2024 BY NWA Total Acres: 0.00 Total Land Value: 572,000 Market: 0 Agricultural: 0 Common: 572,000 PRINTED 07/09/2026 BY SYS