

LOT 12
LITTLE PINEY ISLAND #2 PB5/261
ESMT IN OR 2727/1705, OR 2727/17

WRIGHT DAVID EDWARD & ERIKA
98135 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5001-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

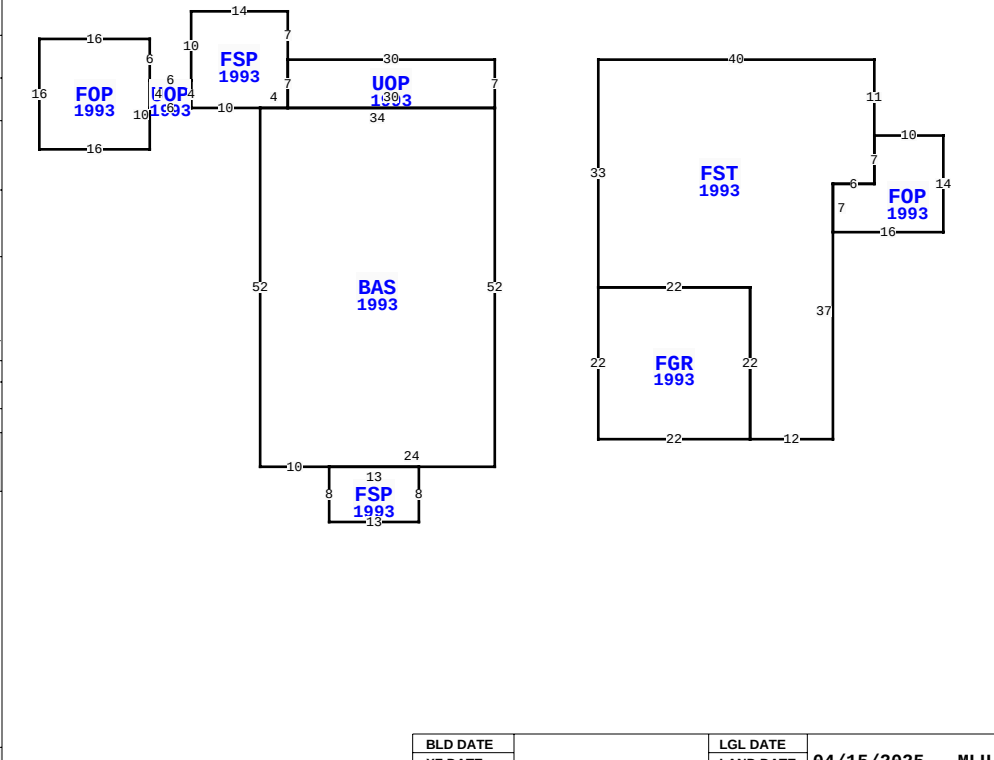
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1993	1,768	223,199
FGR	484	55	1993	266	33,581
FOP	182	30	1993	55	6,943
FOP	256	30	1993	77	9,721
FSP	104	40	1993	42	5,302
FSP	196	40	1993	78	9,847
FST	1,494	55	1993	822	103,772
UOP	24	20	1993	5	631
UOP	210	20	1993	42	5,302
TOTALS	4,718			3,155	398,298

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
3	0300	BOAT DCK W	0	100	320	4	SF	20.00	20.00
4	0350	CARPORT WD	0	100	24	20	SF	6.50	6.50
5	0310	AL GANG WY	0	100	0	0	LF	57.50	57.50
6	0303	FLT DOCK W	0	100	20	8	SF	13.00	13.00
7	0322	BOAT LFT L	0	100	0	0	UT	750.00	750.00
8	0317	DCK PLNG W	0	100	0	0	UT	500.00	500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	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	01	3,155	108.7716	151.19	477,004	1992	1992	0	0	0 16.50	83.50
1 SNGL FAM			100% - 2025	Heated Area: 1768				HX Base Yr 2025			



98135 LITTLE PINEY ISLAND PT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/15/2025 MLU									

TOTAL OB/XF									
9,881									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		398,298	
TOTAL MARKET OB/XF VALUE		9,881	
TOTAL LAND VALUE - MARKET		520,000	
TOTAL MARKET VALUE		928,179	
SOH/AGL Deduction		0	
ASSESSED VALUE		928,179	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		871,768	
TOTAL JUST VALUE		928,179	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		921,870	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P17?	HT WTR HTR	0	03/01/2017
7702	NEW CONSTR	133,665	12/02/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2727/1728	7/25/2024	WD	Q	I	01
					950,000
GRANTOR: MOTTAYAW JACOB JR L/E					
GRANTEE: WRIGHT DAVID EDWARD					
2287/0461	7/03/2019	LE	U	I	11
GRANTOR: MOTTAYAW JACOB C JR &					
GRANTEE: BEASLEY LAURA LYNN					

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1993] W30 FSP=[YR=1993] N7 W14 S10 UOP=[YR=1993] W6									
FOP=[YR=1993] N6 W16 S16 E16 N10 \$ S4 E6 N4 \$ S4 E10									
BAS=[YR=1993] S52 E10 FSP=[YR=1993] S8 E13 N8 W13 \$ E24 N52									
W34 \$ E4 N7 \$ S7 E30 N7 \$ PTR= E15 FST=[YR=1993] E40 S11									
FOP=[YR=1993] E10 S14 W16 N7 E6 N7 \$ S7 W6 S37 W12									
FGR=[YR=1993] W22 N22 E22 S22 \$ N22 W22 N33 \$ W15 \$.									