

LOT 15 & 16 EX S-1 OF LOT 15
IN OR 2623/1850
LITTLE PINEY ISLAND #2 PB5/261

LINDBERG ROBERT J L/E/
98031 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2026

47-3N-28-5001-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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
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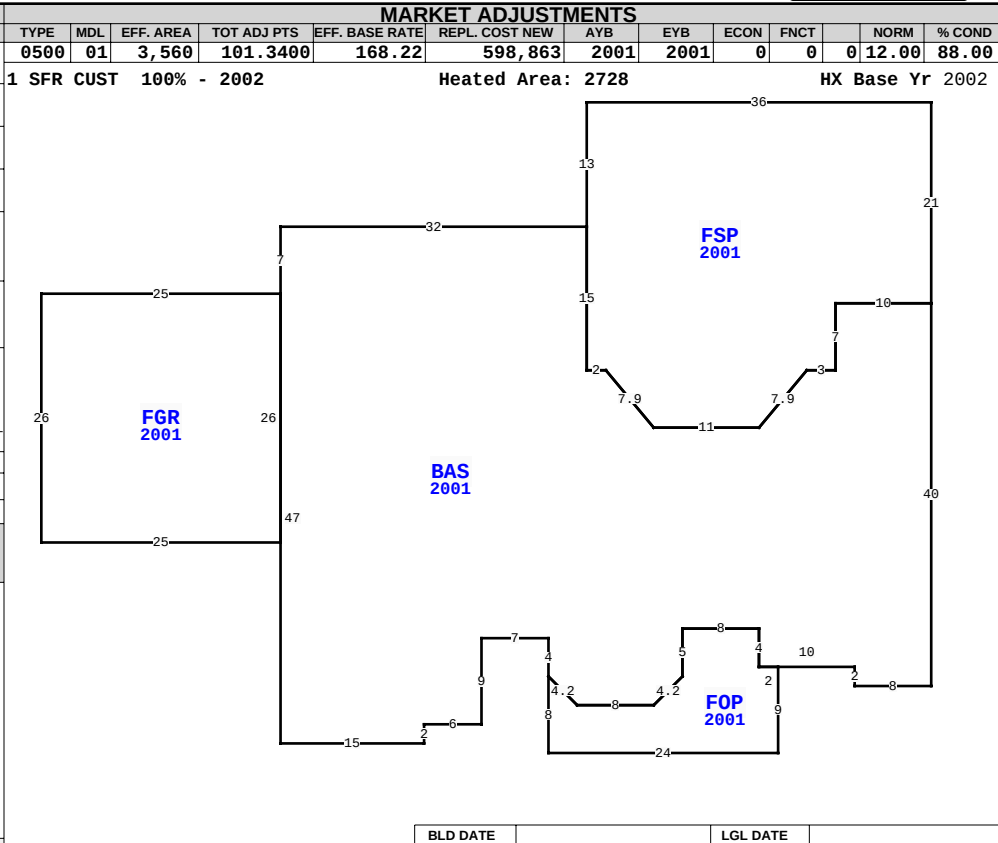
NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,728	100	2001	2,728	403,836
FGR	650	55	2001	358	52,996
FOP	201	30	2001	60	8,882
FSP	1,034	40	2001	414	61,286
TOTALS	4,613			3,560	526,999

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	3	83	2,905	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	04	85	42,500	

LAND DESCRIPTION			TOTAL OB/XF 45,405													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.20	160,000.00	32,000.00
2	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00



98031 LITTLE PINEY ISLAND PT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		526,999	
TOTAL MARKET OB/XF VALUE		45,405	
TOTAL LAND VALUE - MARKET		192,000	
TOTAL MARKET VALUE		764,404	
SOH/AGL Deduction		385,968	
ASSESSED VALUE		378,436	
TOTAL EXEMPTION VALUE		HX HB WR 56,411	
BASE TAXABLE VALUE		322,025	
TOTAL JUST VALUE		764,404	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		720,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012750	ROOF	18,900	12/18/2020
B007572	XFOB	6,618	10/01/2000
006809	NEW CONSTR	150,000	02/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1850	3/06/2023	QC	U	I	11	100
GRANTOR: LINDBERG ROBERT J						
GRANTEE: LINDBERG ROBERT JAR						
0909/1831	12/02/1999	WD	Q	V	09	55,000
GRANTOR: JONES CHARLES ET AL						
GRANTEE: LINDBERG ROBERT J &						

BUILDING NOTES		

BUILDING DIMENSIONS		
FSP=[YR=2001] W36 S13 BAS=[YR=2001] W32 S7 FGR=[YR=2001] W25 S26 E25 N26 \$ S47 E15 N2 E6 N9 E7 S4 FOP=[YR=2001] S8 E24 N9 W2 N4 W8 S5 L3 D3 W8 U3 L3 \$ R3 D3 E8 U3 R3 N5 E8 S4 E10 S2 E8 N40 W10 S7 W3 L5 D6 W11 U6 L5 W2 N15 \$ S15 E2 D6 R5 E11 U6 R5 E3 N7 E10 N21 \$.		