PT MARGARET O'NEIL GRANT
SEC 46-3N-28E IN OR 2331/1060
ESMT IN OR 2030/576

JOHNSON KEITH H & RAMONIA DENISE
96836 BAYVIEW DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-0000-0001-0150

BUILDING CHARACTERISTICS

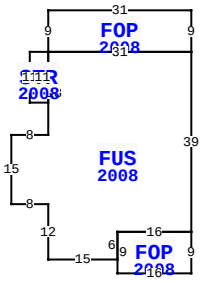
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

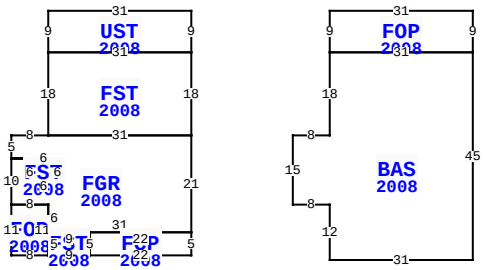
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100	1,515	197,586
FCP	110	25	28	3,652
FGR	771	55	424	55,298
FOP	88	30	26	3,390
FOP	144	30	43	5,608
FOP	279	30	84	10,956
FOP	279	30	84	10,956
FST	36	55	20	2,608
FST	45	55	25	3,261
FST	558	55	307	40,039
TOTALS	5,567		4,105	535,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	4,105	147.0586	139.71	573,510	2008	2008	0	0	0	6.65	93.35

1 TOWNHOUSE - 100% - 2021 Heated Area: 2934 HX Base Yr 2021





** This building has 13 Sub-Areas

96836 BAY VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		535,372
TOTAL MARKET OB/XF VALUE		20,511
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		830,883
SOH/AGL Deduction		92,750
ASSESSED VALUE		738,133
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		688,133
TOTAL JUST VALUE		830,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		772,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2010882	H/AC	7,000	11/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/1060	1/09/2020	WD	Q	I	02	830,000
GRANTOR: 9683X OBVILLAS LLC						
GRANTEE: JOHNSON KEITH HOWAR						
2326/1748	12/18/2019	SW	U	I	11	100
GRANTOR: OYSTER BAY (TX) ISLAN						
GRANTEE: 9638X OBVILLAS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W31 S9 FST=[YR=2008] S18 FGR=[YR=2008] W8 S5 E4 FST=[YR=2008] S6 E6 N6 W6 $ W4 S10 FOP=[YR=2008] S11 E8 FST=[YR=2008] E9 FCP=[YR=2008] E22 N5 W22 S5 $ N5 W9 S5 $ N11 W8 $ E8 S6 E31 N21 W31 $ E31 N18 W31 $ E31 N9 $ PTR= E30 FOP=[YR=2008] E31 S9 BAS=[YR=2008] S45 W31 N12 W8 N15 E8 N18 E31 $ W31 N9 $ W30 $ PTR=N30 FOP=[YR=2008] N9 FUS=[YR=2008] N39 FOP=[YR=2008] N9 W31 S9 E31 $ W31 STR=[YR=2008] W4 S11 E4 N11 $ S18 W8 S15 E8 S12 E15 N6 E16 $ W16 S9 E16 $ S30 $.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	700.00	SF	10.00	10.00	100	2008	2008	3	90	6,300	
2	1126	CB/STC 8"	0	100	0	0	105.00	SF	8.00	8.00	100	2008	2008	3	90	756	
3	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2008	2008	3	100	10,200	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 20,511

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 02/04/2021 BY KW Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS