

IN OR 773/694 & OR 908/1623 &
OR 879/748
PARCEL 6-2 &

POWELL TERRELL J & MARY C
96005 OSPREY POINT LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-0000-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100	2,225	234,373
FOP	320	30	96	10,112
FOP	440	30	132	13,904
FSP	240	40	96	10,112
FUS	1,056	100	1,056	111,235
STR	25	10	2	210
STR	40	10	4	422
STR	48	10	5	527
STR	50	10	5	527
TOTALS	4,444		3,621	381,422

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
3	0920	CWALL-WD/M
4	0300	BOAT DCK W
5	0825	BRICK
6	0812	CONCRETE C
7	0322	BOAT LFT L
9	0311	WD GANG WY
10	0317	DCK PLNG W
11	0303	FLT DOCK W

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C
2	000115	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,621	100.8000	119.70	433,434	1997	1997	0	0	12.00	88.00
1 SNGL FAM - 100% - 1998 Heated Area: 3281 HX Base Yr 1998											
96005 OSPREY POINT LN, FERNANDINA BEACH											

TOTAL OB/XF											
44,539											

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44,539											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			509,732
TOTAL MARKET OB/XF VALUE			44,539
TOTAL LAND VALUE - MARKET			452,880
TOTAL MARKET VALUE			1,007,151
SOH/AGL Deduction			373,068
ASSESSED VALUE			634,083
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			584,083
TOTAL JUST VALUE			1,007,151
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			934,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972413	H/AC	0	06/01/1997
973617	NEW CONSTR	76,009	03/01/1997
973616	NEW CONSTR	160,000	03/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0773/0694	10/08/1996	WD	Q	V	
GRANTOR: KELLEY EDWARD L & MAR					
GRANTEE: POWELL TERRELL J &					
0616/0080	1/03/1991	WD	Q	V	
GRANTOR: BURFORD GERALD & D					
GRANTEE: KELLEY EDWARD & MAR					

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=1997] W24 STR=[YR=1997] N6 W8 S6 E8\$ W8 FSP=[YR=2007] W24 S10 BAS=[YR=1997] S16 W3 S11 E3 S20 E9 FOP=[YR=1997] E15 STR=[YR=1997] S5 E10 N5 W10\$ E32 N8 STR=[YR=1997] E5 N8 W5 S8\$ N8 W8 S8 W39 S8\$ N8 E39 N8 E8 N31 W56\$ E24 N10\$ S10 E32 STR=[YR=1997] E5 N5 W5 S5\$ N10\$ PTR= E35 FUS=[YR=1997] E8 S8 E24N8 E8 S26 W7 S8 W26 N8 W7 N26\$ W35\$.		

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