

LOTS 1 & 2
(EX OR 2262/855)
THE COVE @ OYSTER BAY PB 6/79

GERKE JASON & COLLEEN
96082 PARK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5065-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
---------	----------	----

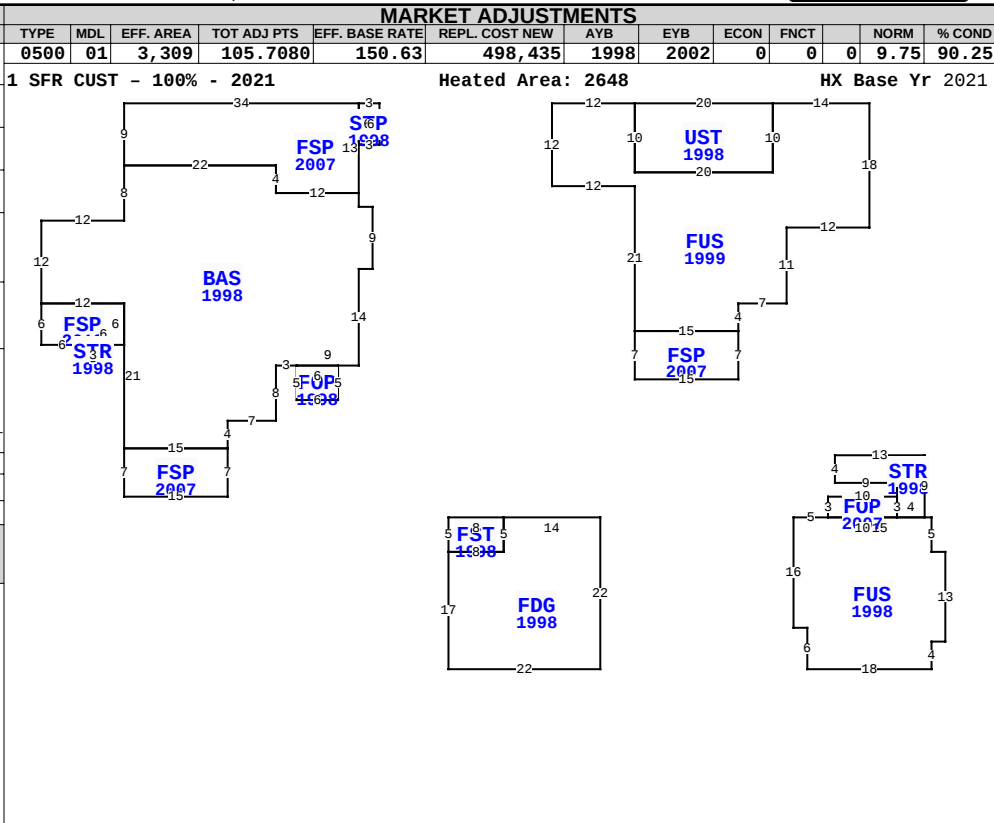
NEIGHBORHOOD/LOC	4024.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1,336	181,621
FDG	444	60	266	36,161
FOP	30	30	9	1,224
FOP	30	30	9	1,224
FSP	105	40	42	5,709
FSP	105	40	42	5,709
FSP	354	40	142	19,304
FSP	72	40	29	3,942
FST	40	55	22	2,991
FUS	454	100	454	61,718
TOTALS	4,124		3,309	449,838

EXTRA FEATURES	
L N	OB/XF CODE

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0 100	71	3	213.00	SF	6.50	6.50	100	1998	1998	3	77	1,066	
3	0810	CONCRETE A	0 100	0	0	905.00	SF	6.50	6.50	100	1998	1998	3	77	4,530	
5	0819	CONC 12"	0 100	8	54	432.00	SF	6.18	6.18	100	1998	1998	3	77	2,054	
6	0855	CONC PAVER	0 100	0	0	400.00	SF	10.00	10.00	100	2002	2002	3	83	3,320	
7	0680	POLE SHED	0 100	15	11	165.00	SF	10.00	10.00	100	2002	2002	3	32	528	

LAND DESCRIPTION	
L N	USE CODE
1	000133



** This building has 15 Sub-Areas

96082 PARK PL, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/07/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			449,838
TOTAL MARKET OB/XF VALUE			14,403
TOTAL LAND VALUE - MARKET			202,500
TOTAL MARKET VALUE			666,741
SOH/AGL Deduction			291,343
ASSESSED VALUE			375,398
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			325,398
TOTAL JUST VALUE			666,741
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			502,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108845	REPAIR/RRF	18,000	08/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2375/1712	7/07/2020	WD U	I	11	
GRANTOR: DEONAS DEMETRIOUS GUA					
GRANTEE: GERKE JASON & COLLE					
2375/1710	7/06/2020	WD Q	I	02	
GRANTOR: MISKOVITCH EDWARD & F					
GRANTEE: GERKE JASON & COLLE					

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
STP=[YR=1998] W3 FSP=[YR=2007] W34 S9 BAS=[YR=1998] S8 W12 S12 FSP=[YR=2019] S6 E6 STR=[YR=1998] S2 E3 N2 W3 \$ E6 N6 W12 \$ E12 S21 FSP=[YR=2007] S7 E15 N7 W15 \$ E15 N4 E7 N8 E3 FOP=[YR=1998] S5 E6 N5 W6 \$ E9 N14 E2 N9 W2 N2 W12 N4 W22 \$ E22 S4 E12 N13 \$ S6 E3 N6 \$ PTR= E25 FUS=[YR=1999] E12 UST=[YR=1998] E20 S10 W20 N10 \$ S10 E20 N10 E14 S18 W12 S11 W7 S4 FSP=[YR=2007] S7 W15 N7 E15 \$ W15 N21 W12 N12\$ W25 \$ PTR= S60 E60 FUS=[YR=1998] E5 FOP=[YR=2007] N3 E10 STR=[YR=1998] N2 W9 N4 E13 S9 W4 N3 \$ S3 W10\$ E15 S5 E2 S13 W2 S4 W18 N6 W2 N16\$ W60 N60\$ PTR= S60 E10 FST=[YR=1998] E8 FDG=[YR=1998] E14 S22 W22 N17 E8 N5\$ S5 W8 N5\$ W10 N60\$.	

LAND DESCRIPTION										TOTAL OB/XF										14,403									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.50	LT		1.00	1.00	1.00	135,000.00	135,000.00	202,500												