LOT 22
IN OR 1694/1599
THE COVE @ OYSTER BAY PB 6/79

BLANTON IRMIE K JR & TERESA C
P O BOX 16495
FERNANDINA BEACH, FL 32035

2023

46-3N-28-5065-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

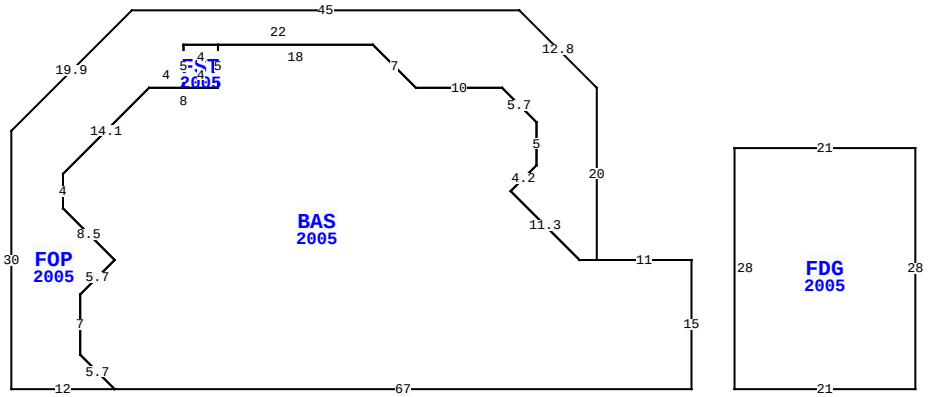
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 60
Roof Cover	13	STAND SEAM 40
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,179	100	2,179	320,202
FDG	588	60	353	51,873
FOP	820	30	246	36,150
FST	20	55	11	1,617
TOTALS	3,607		2,789	409,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,789	112.7040	160.60	447,913	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2011 Heated Area: 2179 HX Base Yr 2011



96155 PARK PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/07/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,840
TOTAL MARKET OB/XF VALUE		6,740
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		551,580
SOH/AGL Deduction		244,889
ASSESSED VALUE		306,691
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,691
TOTAL JUST VALUE		551,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14560	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1694/1599	8/18/2010	WD	Q	I	01	330,000
GRANTOR: PERKINS TOMMY C & LEA						
GRANTEE: BLANTON IRMIE K JR						
1185/1444	11/03/2003	WD	Q	V		80,000
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: PERKINS TOMMY C & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2005] W2 U8 L8 U3 R3 N5 L4 U4 W10 U5 L5 W22 S5 W4 L10 D10 S4 R6 D6 D4 L4 S7 D4 R4 W12 N30 U14 R14 E45 D9 R9 S20$ W2 U8 L8 U3 R3 N5 L4 U4 W10 U5 L5 W18 FST=[YR=2005] W4 S5 E4 N5$ S5 W8 D10 L10 S4 R6 D6 D4 L4 S7 R4 D4 E67 N15$ PTR=E5 N13 FDG=[YR=2005] S28 E21 N28 W21$ S13 W5$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	1126	CB/STC 8"	0	100	0	0	40.00	SF	8.00	8.00	100	2005	2005	3	87	278	
3	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	2005	2005	3	87	3,312	

LAND DESCRIPTION

TOTAL OB/XF 6,740

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 05/04/2020 BY KWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS