

BLOCK 1 LOT 6
IN OR 1380/376
OYSTER BAY #1 PB 5/262

BURRIS STEVEN R
96159 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2,262	328,163
FGR	460	55	253	36,705
FOP	258	30	77	11,171
FSP	220	40	88	12,767
FSP	220	40	88	12,767
FUS	786	100	786	114,030

TOTALS	4,206		3,554	515,601
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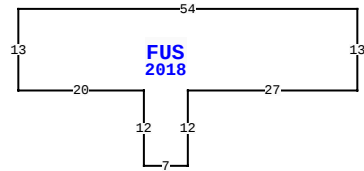
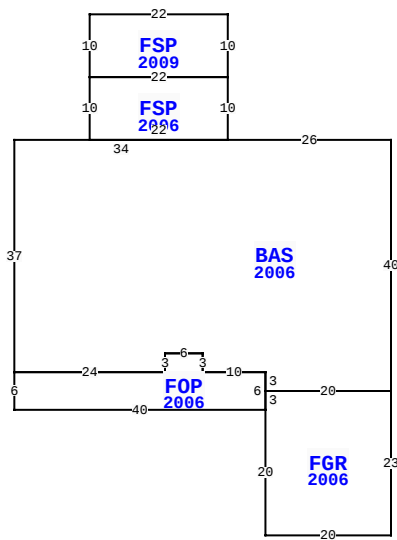
EXTRA FEATURES

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	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0 100	0	0	1,418.00	SF	4.00	4.00	100	2006	2006	3	88	4,991	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2009	2009	3	45	2,250	
4	0855	CONC PAVER	0 100	0	0	272.00	SF	10.00	10.00	100	2009	2009	3	91	2,475	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,554	107.7300	153.52	545,610	2006	2010	0	0	0	5.50	94.50	
1 SFR CUST - 100% - 2007				Heated Area: 3048				HX Base Yr 2007					



NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													PAGE 1 of 1
STANDARD													
VALUATION BY													
Tax Group: 4													
Tax Dist:													
BUILDING MARKET VALUE													515,601
TOTAL MARKET OB/XF VALUE													12,901
TOTAL LAND VALUE - MARKET													135,000
TOTAL MARKET VALUE													663,502
SOH/AGL Deduction													306,844
ASSESSED VALUE													356,658
TOTAL EXEMPTION VALUE													55,000
BASE TAXABLE VALUE													301,658
TOTAL JUST VALUE													663,502
NCON VALUE													0
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													541,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11819	REPAIR/RRF	3,000	04/01/2009
B22348	XFOB	2,720	03/01/2009
E15789	ELEC OTHER	7,500	09/01/2005
M10257	MECH OTHER	0	09/01/2005
P0509557	OTHER	0	06/01/2005
C0515187	NEW CONSTR	203,537	05/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1380/0376	1/09/2006	WD	Q	I		466,600			
GRANTOR: AMELIA DEVELOPMENT CO									
GRANTEE: BURRIS STEVEN R & W									
1247/0856	7/22/2004	WD	U	V	19	85,900			
GRANTOR: HIOTT CONTRACTING INC									
GRANTEE: AMELIA DEVELOPMENT									

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 FSP=[YR=2006] N10 FSP=[YR=2009] N10 W22
S10 E22\$ W22 S10 E22 \$ W34 S37 FOP=[YR=2006] S6 E40
FGR=[YR=2006] S20 E20 N23 W20 S3 \$ N6 W10 N3 W6 S3 W24 \$ E24
N3 E6 S3 E10 S3 E20 N40 \$ PTR= E30 FUS=[YR=2018] E54 S13 W27
S12 W7 N12 W20 N13 \$ W30 \$.