

PIEPENBRING RUSSELL J & MARY L
96195 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

46-3N-28-5480-0001-0080

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 90	0500	01	4,276	102.1020	145.50	622,158	2002	2008	0	0	0	6.90	93.10	VALUATION BY													
Exterior Wall	20	FACE BRICK 10	1 SFR CUST - 100% - 2020													Heated Area: 3654													
Roof Structur	08	IRREGULAR 100														HX Base Yr 2020													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	12	HARDWOOD 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
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	2,574	100	2,574	348,675																									
FGR	660	55	363	49,173																									
FOP	160	30	48	6,502																									
FSP	220	40	88	11,921																									
FSP	308	40	123	16,662																									
FUS	1,080	100	1,080	146,297																									
TOTALS			5,002		4,276	579,229																							
EXTRA FEATURES			96195 OYSTER BAY DR, FERNANDINA BEACH																										
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	0855	CONC PAVER	0100	0	0	1,951.00	SF	10.00	10.00	100	2007	2007	3	89	17,364														
2	0500	FP-PRE FAB	0100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045														
3	1127	BRICK 8"	0100	18	0	54.00	SF	5.50	5.50	100	2002	2002	3	95	282														
4	0462	ST/AL FNC	0100	120	0	480.00	SF	10.00	10.00	100	2003	2003	3	36	1,728														
5	0463	FENCE GATE	0100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	64	384														
6	0500	FP-PRE FAB	0100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045														
7	0600	SUMMER KIT	0100	0	0	1.00	UT	5,000.00	5,000.00	100	2004	2004	3	24	1,200														
LAND DESCRIPTION			TOTAL OB/XF 27,048																										
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												
REVIEW DATE 01/14/2020 BY TWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																													