BLOCK 2 LOT 2
IN OR 1860/1191
OYSTER BAY #1 PB 5/262

MARSHBURN ROBERT W & SUSAN V
96088 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0002-0020

BUILDING CHARACTERISTICS

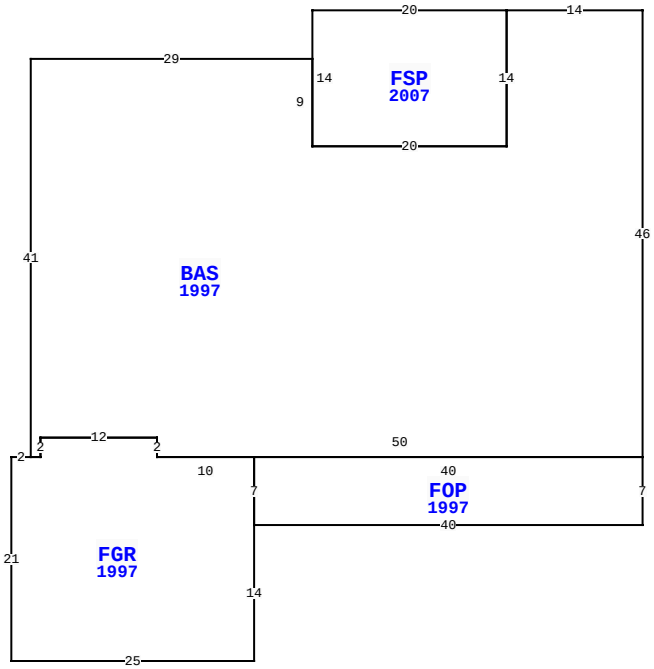
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,449	100	2,449	350,452
FGR	549	55	302	43,216
FOP	280	30	84	12,020
FSP	280	40	112	16,027
TOTALS	3,558		2,947	421,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,947	111.5780	159.00	468,573	1997	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2014 Heated Area: 2449 HX Base Yr 2014



96088 OYSTER BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		421,716
TOTAL MARKET OB/XF VALUE		10,070
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		566,786
SOH/AGL Deduction		251,915
ASSESSED VALUE		314,871
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,871
TOTAL JUST VALUE		566,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704105	NEW CONSTR	160,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1860/1191	6/03/2013	WD	Q	I	02	370,000
GRANTOR: JOHNSON CURTIS A & LI						
GRANTEE: MARSHBURN ROBERT W						
1234/1600	6/01/2004	WD	Q	I		385,000
GRANTOR: TANNER BOBBY FRED & P						
GRANTEE: JOHNSON CURTIS A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 FSP=[YR=2007] W20 S14 E20 N14$ S14 W20 N9 W29 S41 FGR=[YR=1997] W2 S21 E25 N14 FOP=[YR=1997] E40 N7 W40 S7 $ N7 W10 N2 W12 S2 W1 $ E1 N2 E12 S2 E50 N46 $.

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	0812	CONCRETE C	0	100	0	0	1,262.00	SF	4.00	4.00	100	1997	1997	3	75	3,786	
2	0855	CONC PAVER	0	100	0	0	432.00	SF	10.00	10.00	100	2005	2005	3	87	3,758	
3	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2005	2005	3	44	2,112	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	

LAND DESCRIPTION

TOTAL OB/XF 10,070

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		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