

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0500 01 3,601 103.9500 148.13 533,416 1997 2007 0 0 0 7.50 92.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 0% - 0										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100										Heated Area: 3015										BUILDING MARKET VALUE 493,410									
Interior Wall 05 DRYWALL 100										HX Base Yr										TOTAL MARKET OB/XF VALUE 38,483									
Interior Floo 12 HARDWOOD 50																				TOTAL LAND VALUE - MARKET 135,000									
Interior Floo 13 LVT/LAMNT 50																				TOTAL MARKET VALUE 666,893									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 152,780									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 514,113									
Bedrooms 5 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 4 100																				BASE TAXABLE VALUE 514,113									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 666,893									
Stories 2. 2. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 546,407									
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 2,463 100 2,463 337,481																													
FGR 800 55 440 60,289																													
FOP 86 30 26 3,562																													
FOP 401 30 120 16,443																													
FUS 552 100 552 75,635																													
TOTALS 4,302 3,601 493,410																													
EXTRA FEATURES										96110 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 0504 FP-ELECTRI 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 1997 1997 3 81 1,620																													
2 0812 CONCRETE C 0 0 0 0 1,254.00 SF 4.00 4.00 100 1997 1997 3 75 3,762																													
4 0462 ST/AL FNC 0 0 0 0 840.00 SF 10.00 10.00 100 2002 2002 3 32 2,688																													
5 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 2002 2002 3 61 183																													
6 0911 SCRNM RM A 0 0 40 21 840.00 SF 17.50 17.50 100 2010 2010 3 50 7,350																													
7 0861 POOL GUNIT 0 0 12 28 336.00 SF 85.00 85.00 100 2010 2010 3 64 18,278																													
8 0845 KOOL DECK 0 0 0 0 465.00 SF 7.25 7.25 100 2010 2010 3 92 3,102																													
9 0877 JACUZZI 0 0 0 0 1.00 UT 1,000.00 1,000.00 100 2010 2010 3 50 500																													
10 0871 POOL HTR R 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 2010 2010 3 50 1,000																													
LAND DESCRIPTION										TOTAL OB/XF 38,483																			
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 0 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									