BLOCK 2 LOT 4
OYSTER BAY #1 PB 5/262

METZ KATHLEEN L/E/
96126 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

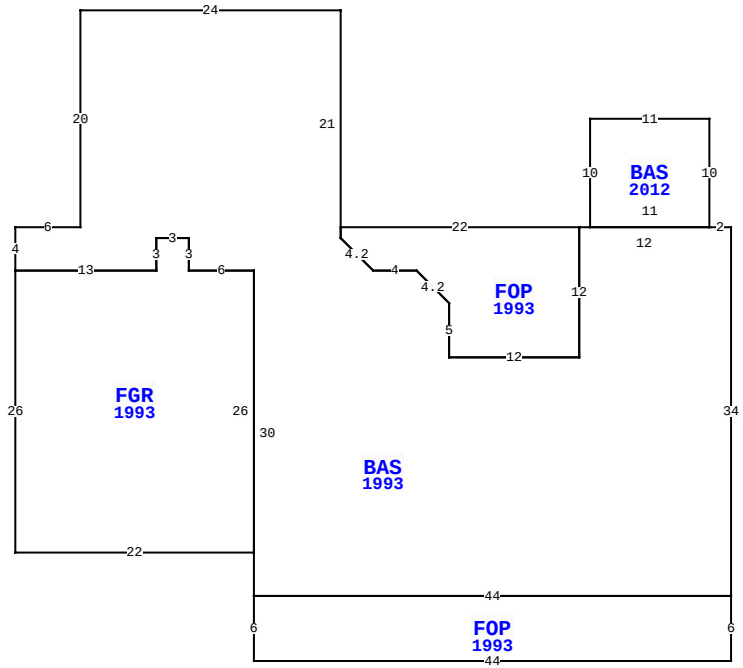
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,871	100	1,871	268,381
BAS	110	100	110	15,779
FGR	581	55	320	45,902
FOP	184	30	55	7,890
FOP	264	30	79	11,332
TOTALS	3,010		2,435	349,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,435	111.2300	158.50	385,948	1993	2003	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2019 Heated Area: 1981 HX Base Yr 2019



96126 OYSTER BAY DR, 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		349,283
TOTAL MARKET OB/XF VALUE		13,819
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		498,102
SOH/AGL Deduction		177,739
ASSESSED VALUE		320,363
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,363
TOTAL JUST VALUE		498,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001847	REPAIR/RRF	13,000	03/01/2020
B26149	ADDITION	10,392	06/01/2012
B0210420	XFOB	3,882	11/01/2002
93-0313	NEW CONSTR	84,723	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0383	2/23/2022	QC	U	I	11	100
GRANTOR: METZ KATHLEEN						
GRANTEE: BLANDFORD COURTNEY						
1869/0372	7/23/2013	WD	Q	I	02	350,000
GRANTOR: RESPESS RICHARD C & S						
GRANTEE: METZ H CAMERON III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2BAS=[YR=2012] N10 W11 S10 E11$ W12
FOP=[YR=1993] W22 S1 D3 R3 E4 D3 R3 S5 E12 N12$ S12 W12
N5 L3 U3 W4 U3 L3 N21 W24 S20 W6 S4 FGR=[YR=1993] S26
E22 N26 W6 N3 W3 S3 W13$ E13 N3 E3 S3 E6 S30 FOP=[YR=1993] S6
E44 N6 W44 $ E44 N34 $.

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	1993	1993	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	2,093.00	SF	4.00	4.00	100	1993	1993	3	68	5,693	
3	0911	SCRN RM A	0	100	23	23	529.00	SF	17.50	17.50	100	2002	2002	3	21	1,944	
4	0845	KOOL DECK	0	100	0	0	498.00	SF	7.25	7.25	100	2002	2002	3	83	2,997	
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2002	2002	3	21	525	

LAND DESCRIPTION

TOTAL OB/XF 13,819

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 06/16/2022 BY KWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS