

BLOCK 2 LOT 7
IN OR 2209/335
OYSTER BAY #1 PB 5/262

STUCKWISCH STEVEN/NATION TAMMRA
96196 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0002-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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	2,233	100	2,233	301,757
FGR	504	55	277	37,433
FOP	198	30	59	7,973
FOP	209	30	63	8,513
FOP	16	30	5	676
FUS	811	100	811	109,595
STP	24	10	2	270
UST	144	45	65	8,784
TOTALS	4,139		3,515	474,999

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0810	CONCRETE A	0	100	0	0	202.00	SF	6.50
4	0812	CONCRETE C	0	100	0	0	1,512.00	SF	4.00
5	1124	CB/STC 4"	0	100	18	5	90.00	SF	6.50
6	0911	SCRN RM A	0	100	25	36	900.00	SF	17.50
7	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
9	0855	CONC PAVER	0	100	0	0	678.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,515	105.3675	150.15	527,777	1998	2002	0	0	0 10.00	90.00
1 SFR CUST - 100% - 2019 Heated Area: 3044 HX Base Yr											

96196 OYSTER BAY DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/07/2023 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		474,999	
TOTAL MARKET OB/XF VALUE		34,098	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		644,097	
SOH/AGL Deduction		0	
ASSESSED VALUE		644,097	
TOTAL EXEMPTION VALUE		13	644,097
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		644,097	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		529,403	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2004869	REPAIR/RRF	0	06/01/2020
B17399	POOL ENCL	9,157	12/01/2006
B0516658	SWIM POOL	32,000	11/23/2005
974529	NEW CONSTR	180,000	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0335	7/09/2018	WD	Q	I	01	435,000
GRANTOR: DEATON WILLIAM C & LA						
GRANTEE: STUCKWISCH STEVEN &						
1977/1079	4/16/2015	SW	U	I	12	420,000
GRANTOR: MATAWIN VENTURES TRUS						
GRANTEE: DEATON WILLIAM CHAD						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1998] N9 W30 D4 R4 S5 E12 R3 U3 E8 D3 R3 \$									
BAS=[YR=1998] L3 U3 W8 D3 L3 W12 N5 L4 U4 W7 U14 L14									
L11 D11 D10 R10 FOP=[YR=2005] U4 L4 S8 U4 R4 \$ D4 L4									
S25 FGR=[YR=1998] S20 E6 S2 E12 N2 E6 N20 W24 \$ E24 S7									
FOP=[YR=1998] S10 E12 STP=[YR=1998] S3 E8 N3 W8 \$ E8 N8 W1									
N7 W6 S5 L3 D3 W7 U3 L3 \$ R3 D3 E7 U3 R3 N5 E6 S7 E13									
N36 \$ PTR= S75 W60 UST=[YR=1998] N12 E12 S12 W12 \$ N75 E60\$									
PTR= E15 FUS=[YR=1998] S22 E33 N5 E5 N17W38 \$ W15 \$.									