

BLOCK 2 LOT 9
IN OR 1798/914
OYSTER BAY #1 PB 5/262

HISSIM PATRICIA
96240 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0002-0090



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	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2,271	309,764
FGR	528	55	290	39,556
FOP	79	30	24	3,273
FSP	247	40	99	13,503
FUS	266	100	266	36,283

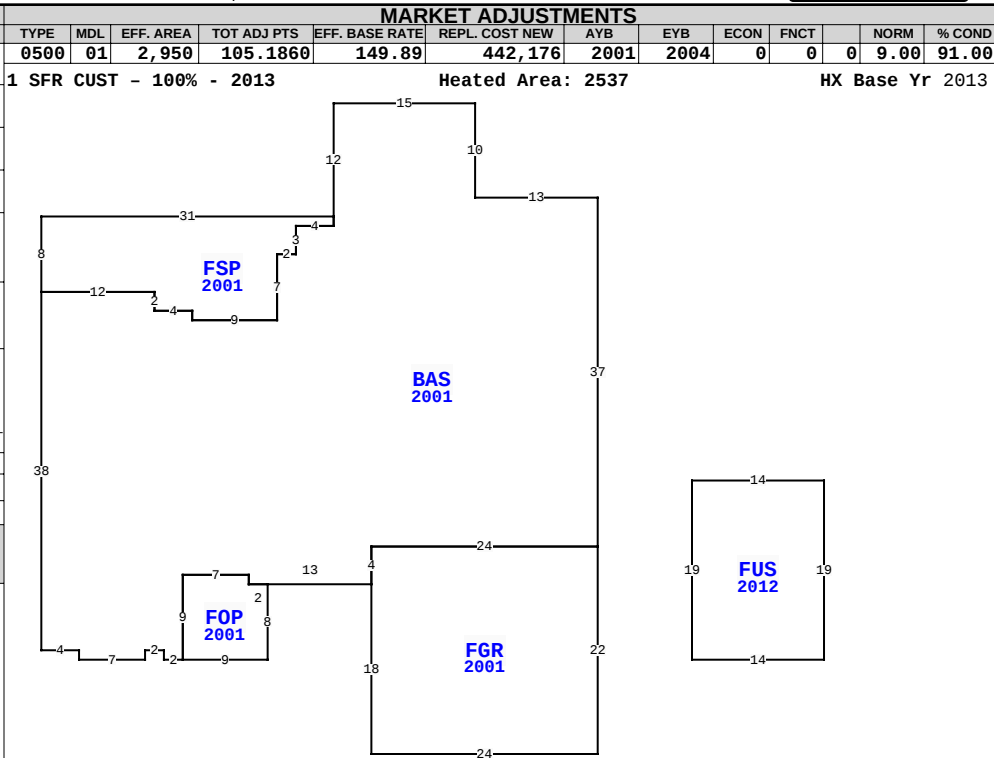
TOTALS	3,391		2,950	402,380
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EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,935.00	SF	4.00	4.00	100	2001	2001	3	82	6,347	
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2002	2002	3	32	2,150	
3	0911	SCRN RM A	0	100	0	0	775.00	SF	17.50	17.50	100	2013	2013	3	65	8,816	
4	0861	POOL GUNIT	0	100	0	0	463.00	SF	85.00	85.00	100	2013	2013	3	75	29,516	
5	0855	CONC PAVER	0	100	0	0	312.00	SF	10.00	10.00	100	2013	2013	3	95	2,964	

LAND DESCRIPTION

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							



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

96240 OYSTER BAY DR, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,950	105.1860	149.89	442,176	2001	2004	0	0	0	9.00	91.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		402,380
TOTAL MARKET OB/XF VALUE		49,793
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		587,173
SOH/AGL Deduction		269,185
ASSESSED VALUE		317,988
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		262,988
TOTAL JUST VALUE		587,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906031	REPAIR/RRF	0	07/01/2019
B1226609	ADDITION	15,438	11/01/2012
B1226490	SWIM POOL	27,600	10/01/2012
B047366	NEW CONSTR	200,000	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1798/0914	6/15/2012	WD	Q	I	02	329,000

GRANTOR: EDWARDS EVA FRIDY						
GRANTEE: HISSIM ANDREW & PAT						
1227/0794	5/03/2004	WD	Q	I		350,000
GRANTOR: GARRETT JAMES F & JOH						
GRANTEE: EDWARDS EVA FRIDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 N10 W15 S12 FSP=[YR=2001] W31 S8 E12 S2
E4 S1 E9 N7 E2 N3 E4 N1 \$ S1 W4 S3 W2 S7 W9 N1 W4 N2 W12 S38
E4 S1 E7 N1 E2 S1 E2 FOP=[YR=2001] E9 N8 W2 N1 W7 S9 \$ N9 E7
S1 E13 FGR=[YR=2001] S18 E24 N22 W24 S4 \$ N4 E24 N37 \$ PTR=
E10 S30 FUS=[YR=2012] E14 S19 W14 N19 \$ N30 W10 \$.