

BLOCK 2 LOT 10
IN OR 1981/1732
OYSTER BAY #1 PB 5/262

DOLINAR LOUIS A JR/MALESKI LINDA C
96258 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0002-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	

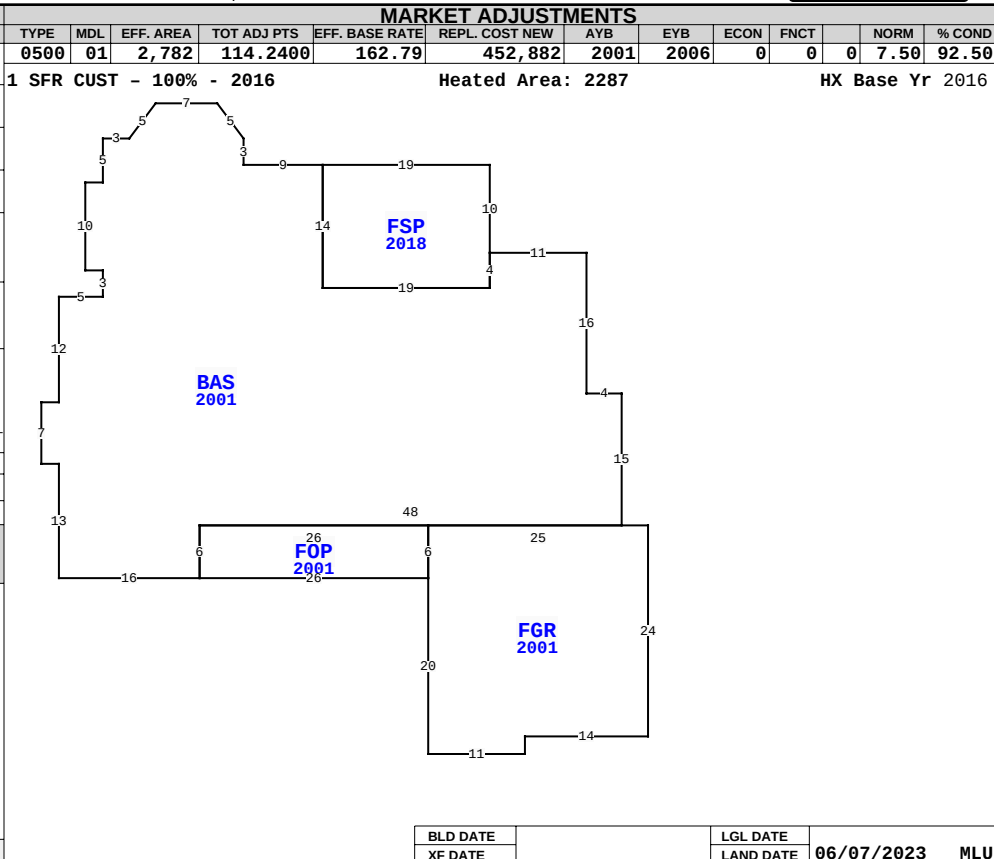
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,287	100	2,287	344,378
FGR	622	55	342	51,498
FOP	156	30	47	7,077
FSP	266	40	106	15,962

TOTALS	3,331		2,782	418,916
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,615.00	SF	4.00	4.00
3	1123	CB 8"	0 100	14	4	56.00	SF	6.15	6.15
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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

REVIEW DATE 08/06/2020 BY KWA



TOTAL OB/XF									
8,589									

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8,589									

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					418,916				
TOTAL MARKET OB/XF VALUE					8,589				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					562,505				
SOH/AGL Deduction					223,798				
ASSESSED VALUE					338,707				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					288,707				
TOTAL JUST VALUE					562,505				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					461,383				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2102839	ROOF	9,700	03/09/2021
M1704363	H/AC	0	05/16/2017
007088	NEW CONSTR	224,000	04/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1981/1738	5/26/2015	SW	U	I	11	100	
GRANTOR: RIEL S GARDNER, GUARD							
GRANTEE: DOLINAR LOUIS A JR							
1981/1732	5/22/2015	WD	Q	I	01	319,000	
GRANTOR: BARRY RUTH S LIVING T							
GRANTEE: DOLINAR LOUIS A JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W4 N16 W11 FSP=[YR=2018] N10 W19 S14 E19 N4 \$ S4 W19 N14 W9 N3 U4 L3 W7 L3 D4 W3 S5 W2 S10 E2 S3 W5 S12 W2 S7 E2 S13 E16 FOP=[YR=2001] E26 FGR=[YR=2001] S20 E11 N2 E14 N24 W25 S6 \$ N6 W26 S6 \$ N6 E48 N15 \$.									