BLOCK 2 LOT 13
IN OR 2195/1796
OYSTER BAY #1 PB 5/262

DEWITT BEVERLY CROWE REV TRUST/DEWITT BEVERLY CROW
96310 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0002-0130

BUILDING CHARACTERISTICS

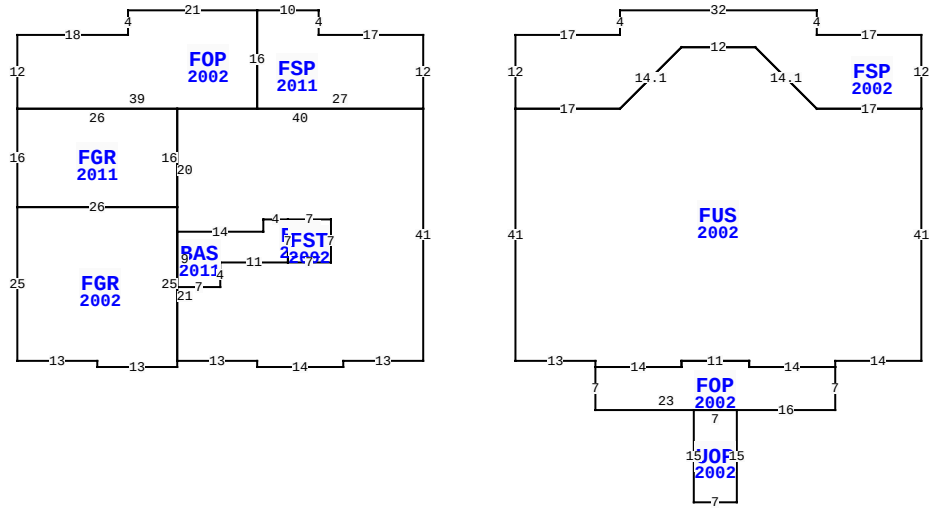
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	126	100	126	19,674
BAS	1,654	100	1,654	258,260
FGR	663	55	365	56,992
FGR	416	55	229	35,757
FOP	284	30	85	13,272
FOP	552	30	166	25,920
FSP	700	40	280	43,720
FSP	364	40	146	22,797
FST	49	55	27	4,215
FUS	2,954	100	2,954	461,245
TOTALS	7,867		6,053	945,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	6,053	119.1015	169.72	1,027,315	2002	2005	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2019 Heated Area: 4734 HX Base Yr 2019



** This building has 11 Sub-Areas

96310 OYSTER BAY DR, FERNANDINA BEACH

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

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	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,700.00	SF	4.00	4.00	100	2002	2002	3	83	5,644	
3	0855	CONC PAVER	0	100	0	0	339.00	SF	10.00	10.00	100	2002	2002	3	83	2,814	
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2002	2002	3	100	10,200	
5	1242	WD DECK A	0	100	5	22	110.00	SF	10.00	10.00	100	2002	2002	3	21	231	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		945,130
TOTAL MARKET OB/XF VALUE		21,934
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		1,102,064
SOH/AGL Deduction		478,503
ASSESSED VALUE		623,561
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		573,561
TOTAL JUST VALUE		1,102,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		903,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109044	NEW CONSTR	352,000	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/1796	5/10/2018	WD	Q	I	01	625,000
GRANTOR: PACK DENNIS M & TERES						
GRANTEE: DEWITT BEVERLY CROW						
1728/0277	3/03/2011	WD	Q	I	01	525,000
GRANTOR: CHRISTIANSEN DAVID M						
GRANTEE: PACK DENNIS M & TER						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W17 N4 W10 FOP=[YR=2002] W21 S4 W18 S12
FGR=[YR=2011] S16 FGR=[YR=2002] S25 E13 S1 E13 N1
BAS=[YR=2011] E13 S1 E14 N1 E13 N41 W40 S20 BAS=[YR=2011]
E14 N2 E4 FST=[YR=2002] E7 S7 W7 N7$ S7 W11 S4 W7 N9$ S21 $
N25 W26 $ E26 N16 W26 $ E39 N16 $ S16 E27N12 $ PTR= E15
FSP=[YR=2002] E17N4 E32 S4 E17S12 FUS=[YR=2002] S41 W14 S1
FOP=[YR=2002] S7 W16 UOP=[YR=2002] S15 W7 N15 E7 $ W23 N7
E14 N1 E11 S1 E14 $ W14 N1 W11 S1 W14 N1 W13 N41 E17 R10 U10
E12 D10 R10 E17 $ W17 L10 U10 W12 D10 L10 W17 N12 $ W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,934

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 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS