

BLOCK 2 LOT 14
IN OR 1889/239
OYSTER BAY #1 PB 5/262

MCCRANEY JOHN M JR & CHERYL K
96334 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0002-0140



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 100	0500	01	4,043	104.8740	149.45	604,226	2007	2007	0	0	0	7.00	93.00	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2014													Heated Area: 3421														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2014														
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		4 100																												
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	2,410	100	2,410	334,963																										
FGR	830	55	456	63,379																										
FOP	168	30	50	6,950																										
FSP	290	40	116	16,122																										
FUS	1,011	100	1,011	140,517																										
TOTALS			4,709	4,043	561,930																									
EXTRA FEATURES			96334 OYSTER BAY DR, FERNANDINA BEACH																											
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220															
2	0812	CONCRETE C	0 100	0	0	2,290.00	SF	4.00	4.00	100	2007	2007	3	89	8,152															
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	35	1,750															
4	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2014	2014	3	89	801															
5	0462	ST/AL FNC	0 100	4	0	816.00	SF	10.00	10.00	100	2014	2014	3	78	6,365															
6	0855	CONC PAVER	0 100	0	0	705.00	SF	10.00	10.00	100	2015	2015	3	96	6,768															
TOTAL OB/XF 27,056																														
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													
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																														