BLOCK 2 LOT 15
IN OR 1811/1887
OYSTER BAY #1 PB 5/262

HAMILTON NELSON E & GLORIA R
96350 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0002-0150

BUILDING CHARACTERISTICS

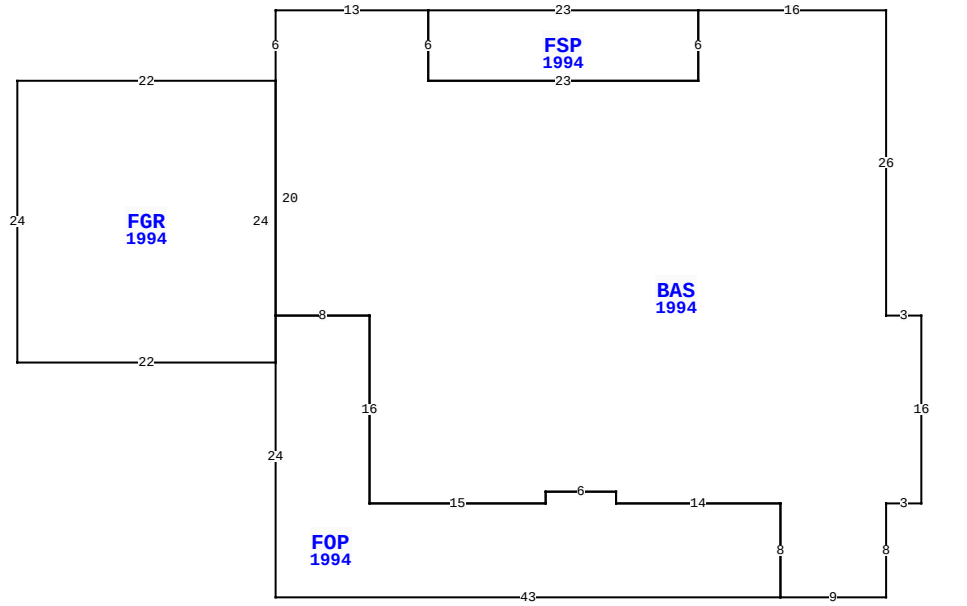
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,032	100	2,032	288,011
FGR	528	55	290	41,104
FOP	478	30	143	20,268
FSP	138	40	55	7,796
TOTALS	3,176		2,520	357,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,520	110.2080	157.05	395,766	1994	2002	0	0	0	9.75	90.25

1 SFR CUST - 100% - 2013 Heated Area: 2032 HX Base Yr 2013



96350 OYSTER BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		357,179
TOTAL MARKET OB/XF VALUE		9,555
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		501,734
SOH/AGL Deduction		243,772
ASSESSED VALUE		257,962
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,962
TOTAL JUST VALUE		501,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0664	NEW CONSTR	106,000	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1811/1887	9/04/2012	WD	Q	I	02	285,000
GRANTOR: KNAGA EUGENE B JR & K						
GRANTEE: HAMILTON NELSON E &						
0901/0588	9/29/1999	WD	Q	I		188,000
GRANTOR: SHAVE GEORGE W & SUSA						
GRANTEE: KNAGA EUGENE B JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 FSP=[YR=1994] W23 S6 E23 N6 $ S6 W23 N6 W13 S6 FGR=[YR=1994] W22 S24 E22 N24 $ S20 FOP=[YR=1994] S24 E43 N8 W14 N1 W6 S1 W15 N16 W8 $ E8 S16 E15 N1 E6 S1 E14 S8 E9 N8 E3 N16 W3 N26 $.

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	1994	1994	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	1,185.00	SF	5.20	5.20	100	1994	1994	3	70	4,313	
3	0462	ST/AL FNC	0	100	90	0	270.00	SF	10.00	10.00	100	2013	2013	3	75	2,025	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	87	522	

LAND DESCRIPTION

TOTAL OB/XF 9,555

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 01/14/2020 BY TWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS