



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
---------	--	----------	----

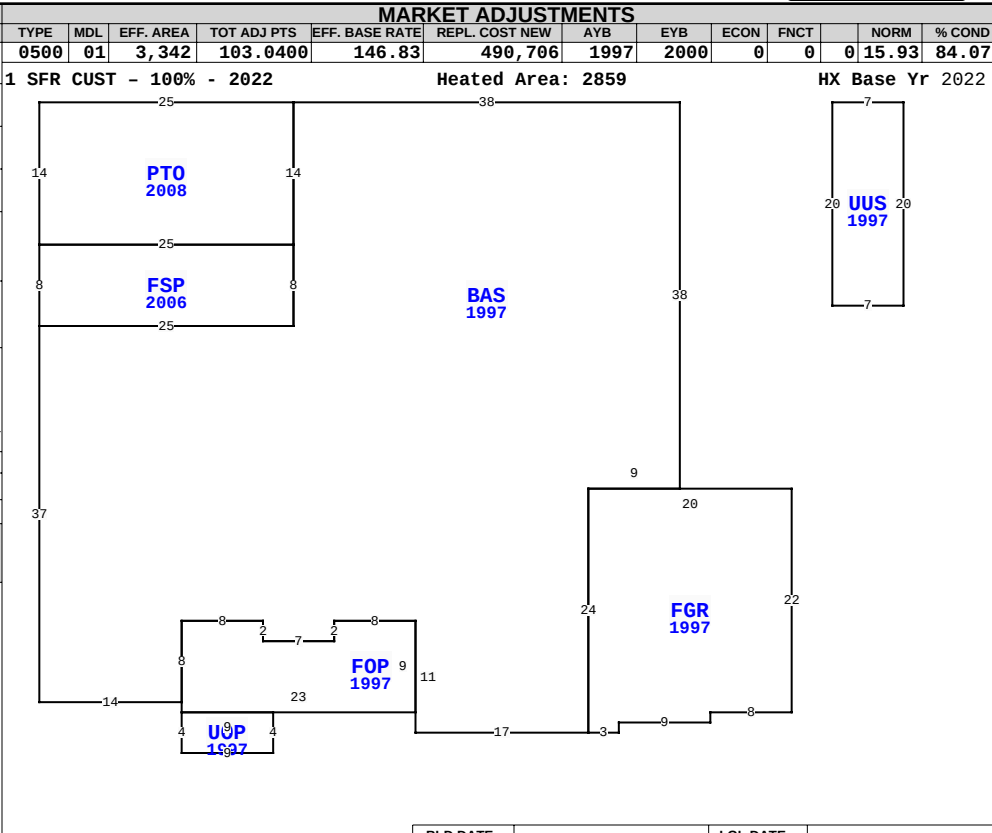
NEIGHBORHOOD/LOC	4024.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,859	100	2,859	352,915
FGR	455	55	250	30,860
FOP	193	30	58	7,159
FSP	200	40	80	9,875
PTO	350	5	18	2,222
UOP	36	20	7	864
UUS	140	50	70	8,641
TOTALS	4,233		3,342	412,537

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1997	1997	3	81	2,835
2	0811	CONCRETE B	0	100	0	0		1,919.00	SF 5.20	5.20	100	1997	1997	3	75	7,484
3	0825	BRICK	0	100	0	0		6.00	SF 12.50	12.50	100	1997	1997	3	93	70
4	0911	SCRN RM A	0	100	25	14		350.00	SF 17.50	17.50	100	2008	2008	3	40	2,450

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000133	C



96239 OYSTER BAY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/07/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																12,839
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				412,537	
TOTAL MARKET OB/XF VALUE				12,839	
TOTAL LAND VALUE - MARKET				135,000	
TOTAL MARKET VALUE				560,376	
SOH/AGL Deduction				87,527	
ASSESSED VALUE				472,849	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				422,849	
TOTAL JUST VALUE				560,376	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				459,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514421	REPAIR/RRF	15,000	05/12/2015
B20981	SCRN ENCLOSURE	11,505	01/01/2008
B9704142	NEW CONSTR	170,000	07/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2451/1035	4/07/2021	WD	Q	I	01
GRANTOR: MARMONTELLO JANE C &					SALE PRICE
GRANTEE: KARAKADZE RICARDO J					482,100
1616/1889	4/24/2009	WD	U	I	16
GRANTOR: MARMONTELLO JANE C					100
GRANTEE: MARMONTELLO JANE C					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1997] W38 PTO=[YR=2008] W25 S14 E25 N14\$ S14		
FSP=[YR=2006] W25 S8E25 N8\$ S8 W25 S37 E14 FOP=[YR=1997] S1		
UOP=[YR=1997] S4 E9 N4 W9\$ E23 N9 W8 S2 W7 N2 W8 S8\$ N8E8 S2		
E7 N2 E8 S11 E17 FGR=[YR=1997] E3 N1 E9 N1 E8 N22 W20S24\$ N24		
E9 N38\$ PTR=E15 UUS=[YR=1997] E7 S20 W7 N20\$ W15\$.		