

BLOCK 3 LOT 4
IN OR 2153/1924
OYSTER BAY #1 PB 5/262

CADE FAMILY TRUST/CADE CANDACE A TRUSTEE
96295 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0003-0040



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

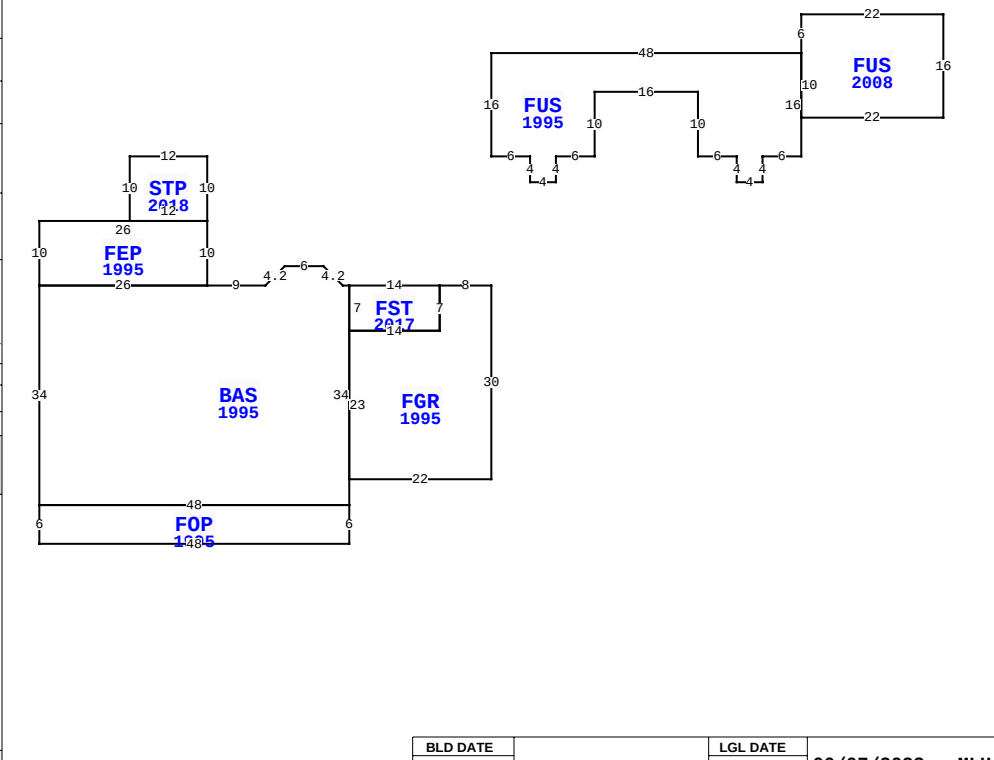
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100	1,659	224,104
FEP	260	80	208	28,098
FGR	562	55	309	41,740
FOP	288	30	86	11,617
FST	98	55	54	7,295
FUS	640	100	640	86,453
FUS	352	100	352	47,549
STP	120	10	12	1,621
TOTALS	3,979		3,320	448,478

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,251.00	SF	4.00	4.00	100	1995
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995
3	0855	CONC PAVER	0	100	18	324.00	SF	10.00	10.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,320	103.0400	146.83	487,476	1995	2005	0	0	8.00	92.00
1 SFR CUST - 100% - 2021											
Heated Area: 2651											
HX Base Yr 2021											



96295 OYSTER BAY DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/07/2023 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE											
HX HB VX											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703438	REPAIR/RRF	19,200	06/01/2017
B1702954	REMODEL	82,000	05/01/2017
9501610	NEW CONSTR	120,000	01/01/1995
B9401558	FOUNDATION	2,300	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2153/1924	10/02/2017	WD	U	I	11	100	
GRANTOR: CADE ERVIN E & CANDAC							
GRANTEE: CADE FAMILY TRUST E							
1901/0514	1/30/2014	SW	Q	I	02	254,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: CADE ERVIN E & CAND							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FGR=[YR=1995] W8 FST=[YR=2017] W14 BAS=[YR=1995] W1 U3 L3 W6 L3 D3 W9 FEP=[YR=1995] N10 STP=[YR=2018] N10 W12 S10 E12\$ W26 S10 E26\$ W26 S34 FOP=[YR=1995] S6 E48 N6 W48\$E48 N34\$ S7 E14 N7\$ S7 W14 S23E22 N30\$ PTR=N20 FUS=[YR=1995] N16 E48 FUS=[YR=2008] N6 E22 S16 W22 N10\$ S16 W6 S4 W4 N4 W6 N10 W16 S10 W6 S4 W4 N4 W6\$ S20\$.											