

BLOCK 3 LOT 7
IN OR 1539/271
OYSTER BAY #1 PB 5/262

DRAGER LIVING TRUST/DRAGER JAMES M TRUSTEE
96359 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5480-0003-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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
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NEIGHBORHOOD/LOC	4024.00
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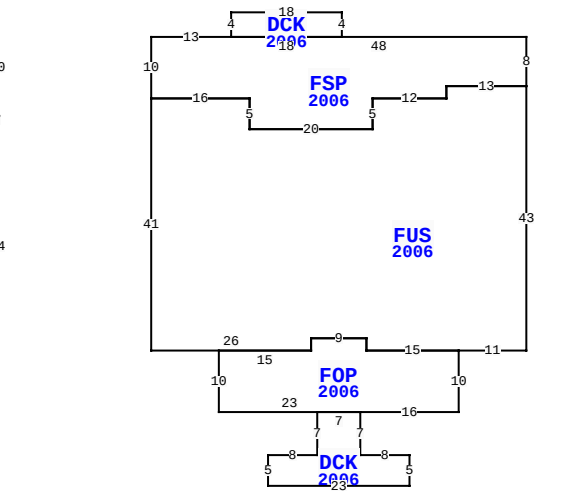
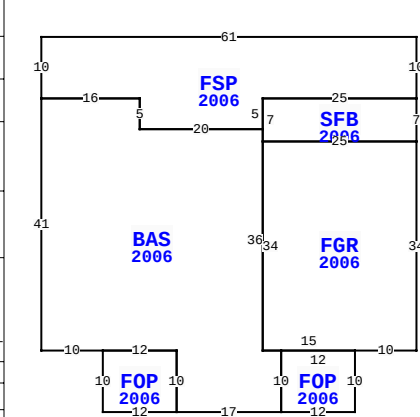
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100	1,546	247,123
DKC	72	10	7	1,119
DKC	164	10	16	2,557
FGR	850	55	468	74,808
FOP	120	30	36	5,754
FOP	120	30	36	5,754
FOP	408	30	122	19,501
FSP	684	40	274	43,798
FSP	710	40	284	45,397
FUS	2,409	100	2,409	385,070
TOTALS	7,258		5,338	853,262

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	
1	0504	FP-ELECTRI	0 100	0	0	
4	0410	ELEVATOR	0 100	0	0	
5	0812	CONCRETE C	0 100	0	0	
6	0855	CONC PAVER	0 100	0	0	
7	1242	WD DECK A	0 100	12	20	
8	0911	SCRN RM A	0 100	12	20	
9	0910	SCRN RM L	0 100	12	20	

LAND DESCRIPTION			TOTAL OB/XF 30,109													
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,338	118.7025	169.15	902,923	2006	2010	0	0	0	5.50	94.50
1 SFR CUST - 100% - 2007 Heated Area: 4095 HX Base Yr 2007												



** This building has 11 Sub-Areas

96359 OYSTER BAY DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/07/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		853,262	
TOTAL MARKET OB/XF VALUE		30,109	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		1,018,371	
SOH/AGL Deduction		477,575	
ASSESSED VALUE		540,796	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		490,796	
TOTAL JUST VALUE		1,018,371	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		835,669	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808808	REMODEL	42,000	08/28/2018
B19566	SWIM POOL	20,000	03/01/2007
M11571	MECH OTHER	0	05/01/2006
E17063	ELEC OTHER	2,000	04/01/2006
P10979	OTHER	0	04/01/2006
C17323	CO ISSUED	306,920	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1539/0271	12/04/2007	WD	U	I	01
GRANTOR: DRAGER JAMES M & BARB					
GRANTEE: DRAGER JAMES M & BA					
1462/1976	12/04/2006	WD	Q	I	
GRANTOR: GARNER MARK J & REBEK					
GRANTEE: DRAGER JAMES M & BA					

BUILDING NOTES		

BUILDING DIMENSIONS		
FSP=[YR=2006] W61 S10 BAS=[YR=2006] S41 E10 FOP=[YR=2006] S10 E12 N10 W12\$ E12 S10 E17 FOP=[YR=2006] E12 N10 FGR=[YR=2006] E10 N34\$F8=[YR=2006] N7 W25 S7 E25\$ W25 S34 E15\$ W12 S10\$ N10 W3 N36 W20 N5 W16\$ E16 S5 E20 N5 E25 N10\$ PTR=[YR=2006] E25 FSP=[YR=2006] E13 DCK=[YR=2006] N4 E18 S4 W18\$ E48 S8 FUS=[YR=2006] S43 W11 FOP=[YR=2006] S10 W16 DCK=[YR=2006] S7 E8 S5 W23 N5 E8 N7 E7\$ W23 N10 E15 N2 E9 S2 E15\$ W15 N2 W9 S2 W26 N41 E16 S5 E20 N5 E12 N2 E13\$ W13 S2 W12 S5 W20 N5 W16 N10\$ W25\$.		