LOT C-5
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

CROSLEY POWEL & MICHELLE MCKENZIE
96462 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5481-00C5-0000

BUILDING CHARACTERISTICS

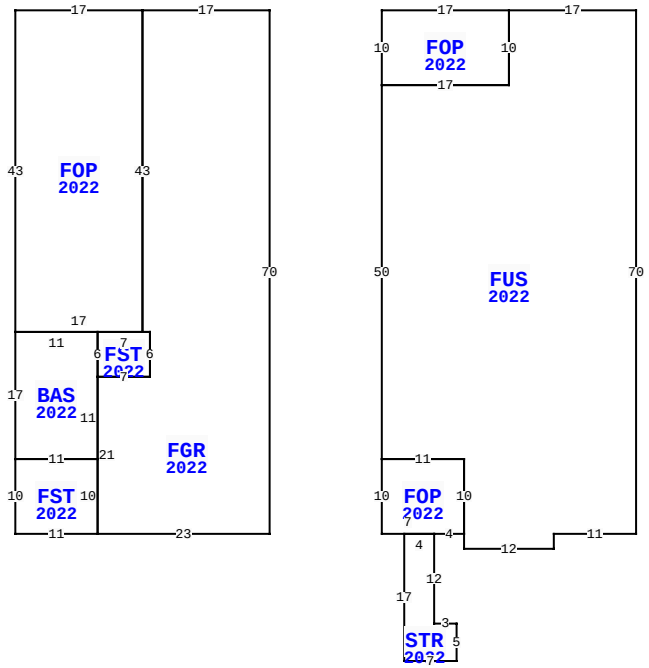
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	187	100	187	39,706
FGR	1,310	55	720	152,878
FOP	110	30	33	7,007
FOP	170	30	51	10,829
FOP	731	30	219	46,500
FST	42	55	23	4,884
FST	110	55	60	12,740
FUS	2,124	100	2,124	450,989
STR	83	10	8	1,699
TOTALS	4,867		3,425	727,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,425	149.0069	212.33	727,230	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 0 Heated Area: 2311 HX Base Yr



96462 BAY VIEW 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	727,230
TOTAL MARKET OB/XF VALUE	12,920
TOTAL LAND VALUE - MARKET	145,000
TOTAL MARKET VALUE	885,150
SOH/AGL Deduction	8,825
ASSESSED VALUE	876,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	876,325
TOTAL JUST VALUE	885,150
NCON VALUE	738,825
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018898	CO ISSUED	0	12/29/2022
B2101824	NEW CONSTR	376,119	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/758	4/10/2023	WD	Q	I	01	950,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CROSLEY POWEL & MIC						
2404/0087	10/23/2020	SW	Q	V	01	105,000
GRANTOR: O B ISLAND HOMES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W17 FOP=[YR=2022] W17 S43 BAS=[YR=2022] S17 FST=[YR=2022] S10 E11 N10 W11$ E11 N11 FST=[YR=2022] E7N6 W7S6$ N6 W11$ E17 N43$ S43 E1 S6 W7 S21 E23 N70$ PTR=E15 FOP=[YR=2022] E17 FUS=[YR=2022] E17 S70 W11 S2 W12 N2 FOP=[YR=2022] W4 STR=[YR=2022] S12 E3 S5 W7 N17 E4$ W7 N10 E11 S10$ N10 W11 N50 E17 N10$ S10 W17 N10$ W15$.

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	0855	CONC PAVER	0	0	0	0	1,292.00	SF	10.00	10.00	100	2022	2022	3	100	12,920	

LAND DESCRIPTION

TOTAL OB/XF 12,920

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	000116	C	SFR MARSH	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 01/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 08/02/2023 BY SYS