

TRACT F  
VILLAS AT OYSTER BAY HARBOURS  
PBK 8/229

CONTESSA WEST LTD  
2626 HOWELL STREET #850  
DALLAS, TX 75204

2023

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
															<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 2,036,000 <b>TOTAL MARKET VALUE</b> 2,036,000 <b>SOH/AGL Deduction</b> 0 <b>ASSESSED VALUE</b> 2,036,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 2,036,000 <b>TOTAL JUST VALUE</b> 2,036,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 763,500																							
															<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>																							
															<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2612/1295</td> <td>12/30/2022</td> <td>SW U</td> <td>V</td> <td>V</td> <td>30</td> <td>1,782,200</td> </tr> </tbody> </table> GRANTOR: O B ISLAND HOMES LLC GRANTEE: CONTESSA WEST LTD										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2612/1295	12/30/2022	SW U	V	V	30	1,782,200
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2612/1295	12/30/2022	SW U	V	V	30	1,782,200																																
															<b>BUILDING NOTES</b>																							
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<b>TOTALS</b>															BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																							
<b>EXTRA FEATURES</b>															CONTESSA POINT DR, FERNANDINA BEACH																							
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																						
<b>LAND DESCRIPTION</b>															<b>TOTAL OB/XF</b> 0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000000	C	VAC RES	0			0.00	0.00	10.18	AC		1.00	1.00	0.50	400,000.00	200,000.00	2,036,000																					
<b>REVIEW DATE</b> 12/11/2017 <b>BY</b> HW    Total Acres: 10.18    Total Land Value: 2,036,000    Market: 0    Agricultural: 0    Common: 2,036,000 <b>PRINTED 08/02/2023 BY SYS</b>																																						