

LOTS 4 & 5
IN OR 1689/574 & OR 1890/1264
OYSTER BAY #3 PB 5/397

JOHNSON T L & ELIZABETH W
1417 SADLER ROAD #330
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5482-0004-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 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	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4024.00
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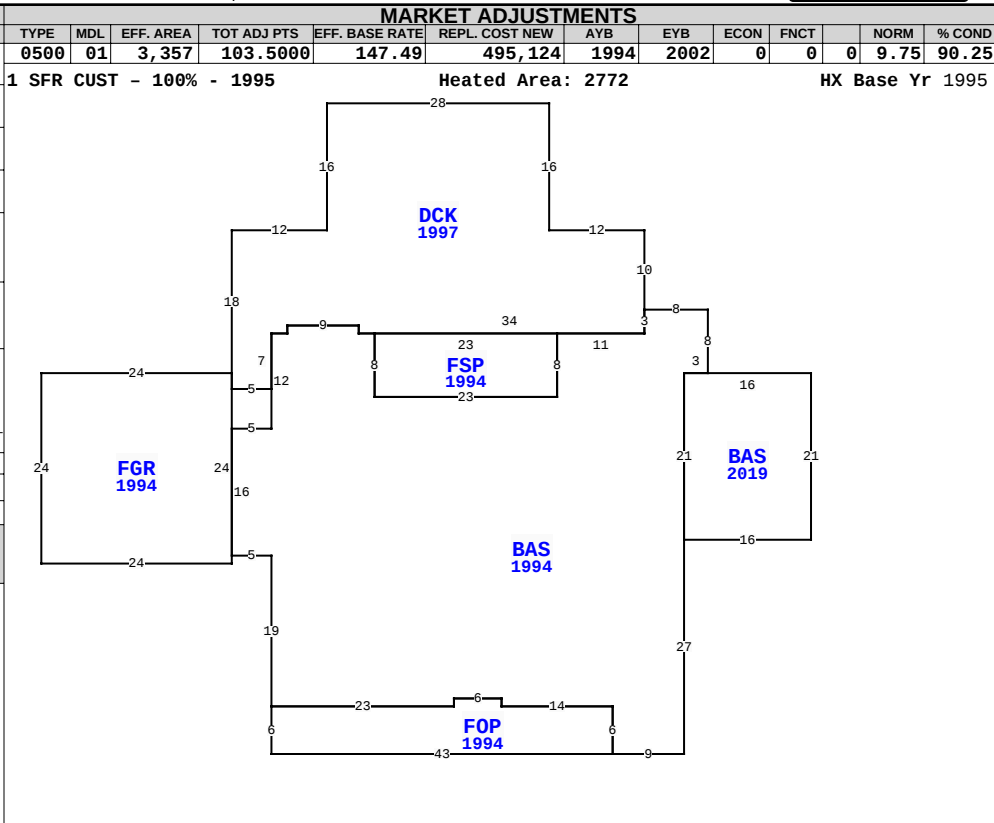
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	2,436	324,256
BAS	336	100	336	44,725
DCK	1,150	10	115	15,307
FGR	576	55	317	42,195
FOP	264	30	79	10,516
FSP	184	40	74	9,850

TOTALS	4,946	3,357	446,849
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EXTRA FEATURES	
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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	1994	1994	3	77	2,695	
2	0855	CONC PAVER	0 100	0	0	3,105.00	SF	10.00	10.00	100	1995	1995	3	72	22,356	
3	0300	BOAT DCK W	0 100	0	0	510.00	SF	40.00	40.00	100	1995	1995	3	24	4,896	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F
1	000130	C	SFR WATER	100	
2	000130	C	SFR WATER	100	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96011 BAY VIEW DR, FERNANDINA BEACH	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		446,849	
TOTAL MARKET OB/XF VALUE		29,947	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,126,796	
SOH/AGL Deduction		565,188	
ASSESSED VALUE		561,608	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		511,608	
TOTAL JUST VALUE		1,126,796	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,031,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706478	REPAIR/RRF	9,901	10/01/2017
B1428352	ADDITION	37,057	02/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1689/0574	7/19/2010	WD	U	I	11	100
GRANTOR: JOHNSON ELIZABETH W T						
GRANTEE: JOHNSON T L & ELIZA						
0706/0553	6/06/1994	WD	Q	V		75,000
GRANTOR: NATIVE WOODLAND PROPE						
GRANTEE: JOHNSON ELIZABETH T						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1994] W8 DCK=[YR=1997] N10 W12 N16 W28 S16 W12 S18	
FGR=[YR=1994] W24 S24 E24 N24\$ S2 E5 N7 E2 N1E9 S1 E2	
FSP=[YR=1994] S8 E23 N8 W23\$ E34 N3\$ S3 W11 S8 W23 N8 W2 N1	
W9 S1 W2 S12 W5 S16 E5 S19 FOP=[YR=1994] S6 E43 N6 W14 N1 W6	
S1 W23\$ E23 N1 E6 S1 E14 S6 E9 N27 BAS=[YR=2019] E16 N21 W16	
S21\$ N21 E3 N8\$.	