

LOT 12 & S-1 OF LOT 11  
IN OR 1917/1496  
OYSTER BAY #4 PB 6/24

GUSTAFSON FAMILY TRUST/GUSTAFSON KEITH H TRUSTEE  
96205 BAY VIEW DR  
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5483-0012-0000



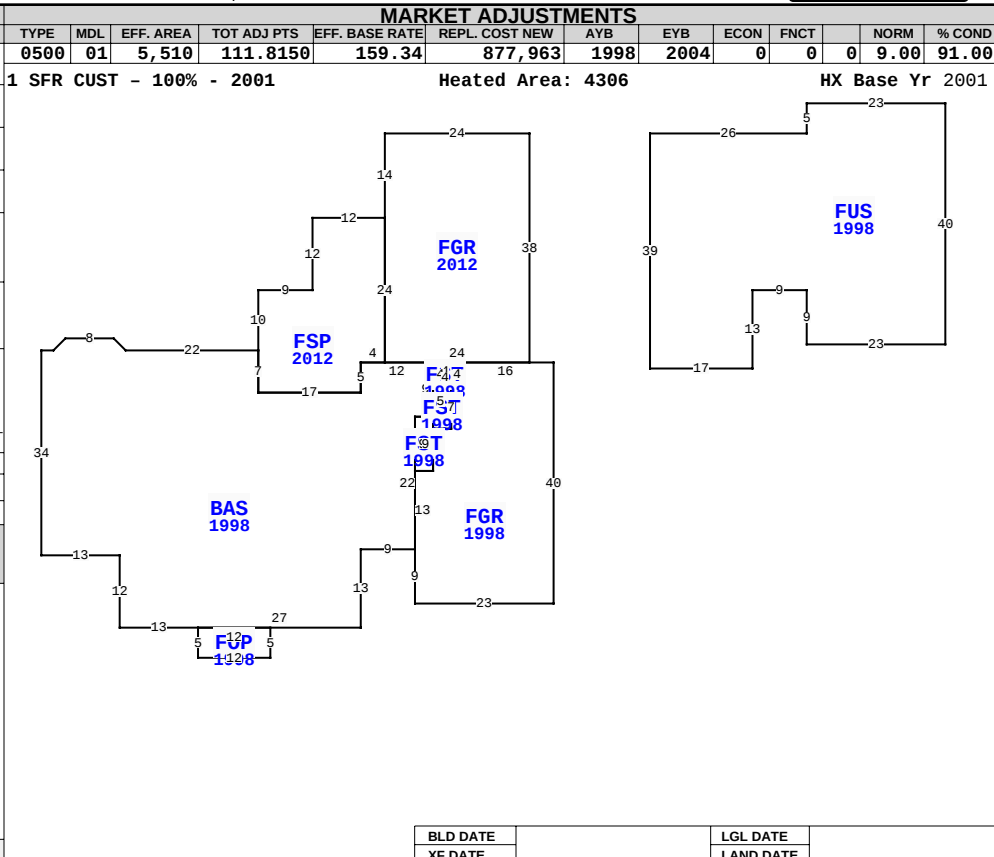
| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 60      |
| Interior Floo            | 12 HARDWOOD 40    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 100            |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|                  |                     |
|------------------|---------------------|
| Quality          | 05 Quality Level 05 |
| DOR CODE         | 0100 SINGLE FAMILY  |
| MAP NUM          | MKT AREA 04         |
| NEIGHBORHOOD/LOC | 4024.00             |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,489            | 100         | 2,489        | 360,903              |
| FGR       | 829              | 55          | 456          | 66,120               |
| FGR       | 912              | 55          | 502          | 72,790               |
| FOP       | 60               | 30          | 18           | 2,610                |
| FSP       | 481              | 40          | 192          | 27,840               |
| FST       | 16               | 55          | 9            | 1,305                |
| FST       | 21               | 55          | 12           | 1,740                |
| FST       | 27               | 55          | 15           | 2,175                |
| FUS       | 1,817            | 100         | 1,817        | 263,464              |
| TOTALS    | 6,652            |             | 5,510        | 798,946              |

| EXTRA FEATURES |            |              |     |     |   |    |  |
|----------------|------------|--------------|-----|-----|---|----|--|
| L N            | OB/XF CODE | DESCRIPTION  | BLD | CAP | L | W  |  |
| 1              | 0500       | FP - PRE FAB | 0   | 100 | 0 | 0  |  |
| 2              | 1126       | CB/STC 8"    | 0   | 100 | 4 | 8  |  |
| 3              | 1126       | CB/STC 8"    | 0   | 100 | 4 | 5  |  |
| 8              | 0855       | CONC PAVER   | 0   | 100 | 0 | 0  |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   |    |  |
|                |            |              |     |     |   | </ |  |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000116   | C   | SFR MARSH            | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |



96205 BAY VIEW DR, FERNANDINA BEACH

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 798,946     |        |
| TOTAL MARKET OB/XF VALUE  |  | 28,633      |        |
| TOTAL LAND VALUE - MARKET |  | 200,000     |        |
| TOTAL MARKET VALUE        |  | 1,027,579   |        |
| SOH/AGL Deduction         |  | 423,540     |        |
| ASSESSED VALUE            |  | 604,039     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 554,039     |        |
| TOTAL JUST VALUE          |  | 1,027,579   |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 867,504     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B24327     | REMODEL     | 39,414  | 01/01/2011 |
| 984657     | NEW CONSTR  | 257,000 | 05/01/1998 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1917/1496                      | 5/13/2014 | SW           | U      | I      | 11        | 100           |
| GRANTOR: GUSTAFSON KEITH H & B |           |              |        |        |           |               |
| GRANTEE: GUSTAFSON KEITH H &   |           |              |        |        |           |               |
| 0825/0993                      | 3/09/1998 | QC           | U      | V      | 06        | 100           |
| GRANTOR: RENN PASCAL H         |           |              |        |        |           |               |
| GRANTEE: GUSTAFSON KEITH & B   |           |              |        |        |           |               |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

BUILDING DIMENSIONS

FGR=[YR=2012] W24 S14FSP=[YR=2012] W12 S12 W9 S10  
BAS=[YR=1998] W22 U2 L2 W8 L2 D2 W2 S34 E13 S12 E13  
FOP=[YR=1998] S5 E12 N5 W12 \$ E27 N13 E9 FGR=[YR=1998] S9  
E23 N40 W16 FST=[YR=1998] W4 S4 FST=[YR=1998] S5  
FST=[YR=1998] W3 S9 E3 N9 \$ S2 E3 N7 W3 \$ E4 N4\$ S4 W1 S7 W3  
S7 W3 S13 \$ N22 E3 N9 W12 S5 W17 N7 \$ S7 E17 N5 E4 N24 \$S24  
E24 N38\$PTR= E20 FUS=[YR=1998] E26 N5 E23 S40 W23 N9 W9 S13  
W17 N39 \$ W20 \$ .