

LOT 13
IN OR 1230/1157
OYSTER BAY #4 PB 6/24

BRUMUND WILLIAM F & JO C
96253 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5483-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
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.	2. 100
Units		0 100

Quality 03 Quality Level 03
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4024.00

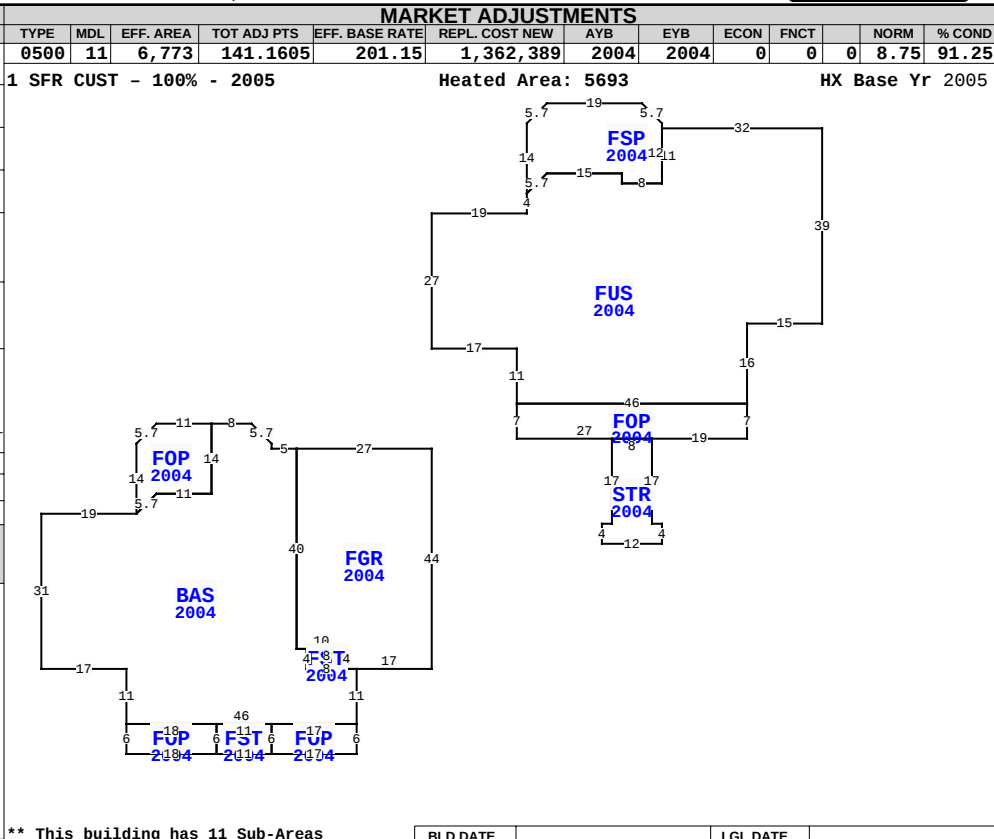
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,420	100	2,420	444,189
FGR	1,148	55	631	115,820
FOP	102	30	31	5,690
FOP	108	30	32	5,874
FOP	210	30	63	11,563
FOP	322	30	97	17,805
FSP	386	40	154	28,267
FST	32	55	18	3,304
FST	66	55	36	6,607
FUS	3,273	100	3,273	600,757
TOTALS	8,251		6,773	1,243,180

EXTRA FEATURES

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	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	6,230	
2	0810	CONCRETE A	0 100	0	0	3,303.00	SF	6.50	6.50	100	2004	2004	3	86	18,464	
3	1125	CB/STC 6"	0 100	0	0	148.00	SF	7.35	7.35	100	2004	2004	3	86	936	
4	0410	ELEVATOR	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2004	2004	3	100	15,000	

LAND DESCRIPTION			TOTAL OB/XF 40,630													
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	000116	C	SFR MARSH	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00

REVIEW DATE 05/05/2020 BY KWA



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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,243,180
TOTAL MARKET OB/XF VALUE		40,630
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,483,810
SOH/AGL Deduction		609,551
ASSESSED VALUE		874,259
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		824,259
TOTAL JUST VALUE		1,483,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,239,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M200014	H/AC	0	01/02/2020
M180765	H/AC	0	01/23/2018
E22574	ELEC OTHER	0	04/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1230/1157	5/14/2004	WD	U	V	01
GRANTOR: BRUMUND JO C					
GRANTEE: BRUMUND WILLIAM F &					
1052/0574	4/26/2002	WD	Q	V	
GRANTOR: NATIVE WOODLAND PROPE					
GRANTEE: BRUMUND JO C					

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W27 BAS=[YR=2004] W5 N1 U4 L4 W8
FOP=[YR=2004] W11 D4 L4 S14 U4 R4 E11 N14 \$ S14 W11 D4
L4 W19 S31 E17 S11 FOP=[YR=2004] S6 E18 FST=[YR=2004] E11
FOP=[YR=2004] E17 N6 W17 S6 \$ N6 W11 S6 \$ N6 W18 \$ E46 N11
W2 FST=[YR=2004] N4 W8 S4 E8\$ W8 N4 W2 N40\$ S40 E10 S4 E17
N44\$ PTR= N20 FUS=[YR=2004] N27 E19 N4 FSP=[YR=2004] N14 U4
R4 E19 D4 R4 S12 W8 N2 W15 D4 L4 \$ U4 R4 E15 S2 E8 N11
E32 S39 W15 S16 FOP=[YR=2004] S7 W19 STR=[YR=2004] S17 E2 S4
W12 N4 E2 N17 E8\$ W27 N7 E46\$ W46 N11 W17\$ S20\$.