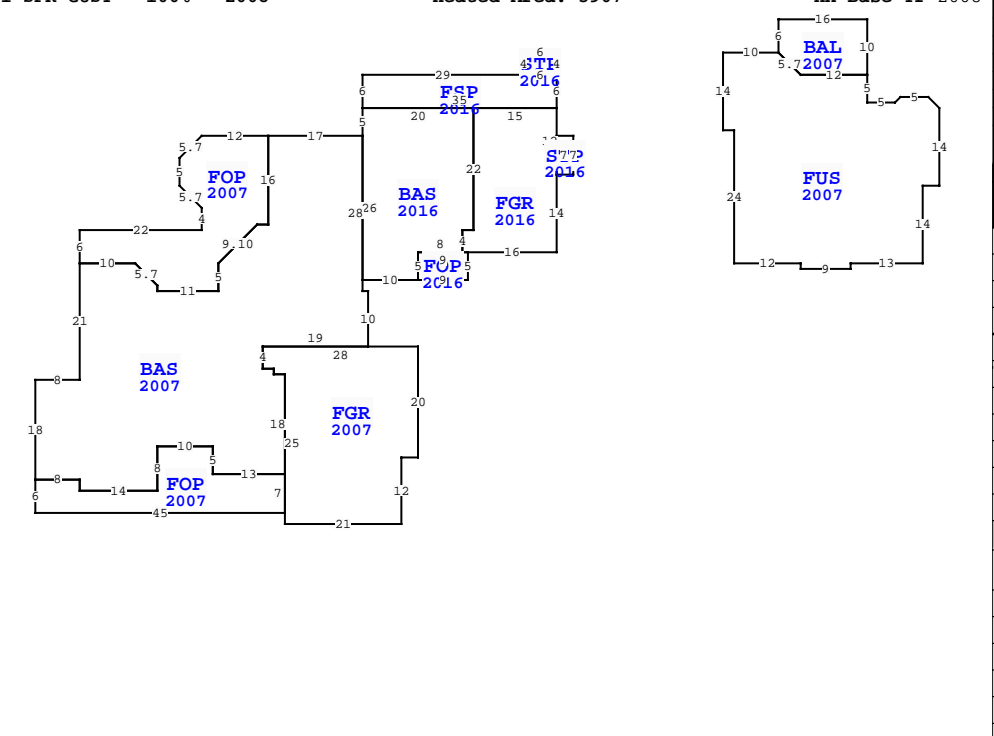


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,898	112.9524	160.96	788,382	2007	2010	0	0	6.00	94.00

NASSAU COUNTY PROPERTY		STANDARD
VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		741,079
TOTAL MARKET OB/XF VALUE		38,051
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		979,130
SOH/AGL Deduction		299,318
ASSESSED VALUE		679,812
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		624,812
TOTAL JUST VALUE		979,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		830,761



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
BAL	152	15	23	3,480
BAS	2,111	100	2,111	319,400
BAS	562	100	562	85,032
FGR	750	55	412	62,337
FGR	398	55	219	33,135
FOP	315	30	94	14,222
FOP	469	30	141	21,333
FOP	45	30	14	2,118
FSP	210	40	84	12,710
FUS	1,234	100	1,234	186,708
TOTALS	6,291		4,898	741,079

** This building has 12 Sub-Areas
96251 BAY VIEW DR, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106202	ROOF	44,183	05/14/2021
B2100292	GARAGE DOOR	7,675	01/13/2021
B1531259	ADDITION	200,000	10/01/2015
B20620	SCRN ENCLOSURE	11,492	10/01/2007
M12904	MECH OTHER	0	05/01/2007
C19283	CO ISSUED	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0925	7/28/2021	WD	U	I	11	100

GRANTOR: HARVEY LARRY A & NANCY
GRANTEE: HARVEY LARRY & NANCY

1353/1688	9/28/2005	WD	Q	V		345,000
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GRANTOR: SALT MARSH ERNEST O II
GRANTEE: HARVEY LARRY A & NANCY

BUILDING NOTES	

BUILDING DIMENSIONS	
STP=[YR=2016] W6 S4 FSP=[YR=2016] W29 S6 BAS=[YR=2016] S5 BAS=[YR=2007] W17 FOP=[YR=2007] W17 D4 L4 S5 D4 R4 S4 W22 S6 E10 D4 R4 S1 E11 N5 U7 R7 E2 N16 S S16 W2 D7 L7 S5 W11 N1 U4 L4 W10 S21 W8 S18 FOP=[YR=2007] S6 E45 FGR=[YR=2007] S2 E21 N12 E3 N20 W28 S4 E2 S1 E2S25 S N7 W13 N5 W10 S8 W14 N2 W8 S E8 S2 E14 N8 E10 S5 E13 N18 W2 N1 W2 N4 E19 N10 W1 N28 S S26 E10 FOP=[YR=2016] E9 N5 FGR=[YR=2016] E16 N14 STP=[YR=2016] E3 N7 W3 S7 S N12 W15 S22 W2 S4 E1 S W9 S5 S N5 E8 N4 E2 N22 W20 S E35 N6 W6 S E6 N4 S PTR=E30 FUS=[YR=2007] E10 BAL=[YR=2007] N6 E16 S10 W12 U4 L4 S R4 D4 E12 S5 E5 U1 R1 E5 D2 R2 S14 W3 S14 W13 S1 W9 N1 W12 N24 W2 N14 S W30 S .	

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	2007	2007	3	92	3,220	
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	35	1,750	
3	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	85.00	100	2007	2007	3	52	12,376	
4	0911	SCRN RM A	0 100	0	0	693.00	SF	17.50	17.50	100	2007	2007	3	35	4,245	
5	0830	FLAGSTONE	0 100	0	0	478.00	SF	12.00	12.00	100	2007	2007	3	89	5,105	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	350	
7	0855	CONC PAVER	0 100	0	0	220.00	SF	10.00	10.00	100	2007	2007	3	89	1,958	
8	1126	CB/STC 8"	0 100	0	0	233.00	SF	8.00	8.00	100	2007	2007	3	89	1,659	
9	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
10	0855	CONC PAVER	0 100	0	0	408.00	SF	10.00	10.00	100	2016	2016	3	97	3,958	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							