LOT 15
IN OR 1687/723
OYSTER BAY #4 PB 6/24

PIPPIN GEORGE T III & JEANETTE
96273 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5483-0015-0000

BUILDING CHARACTERISTICS

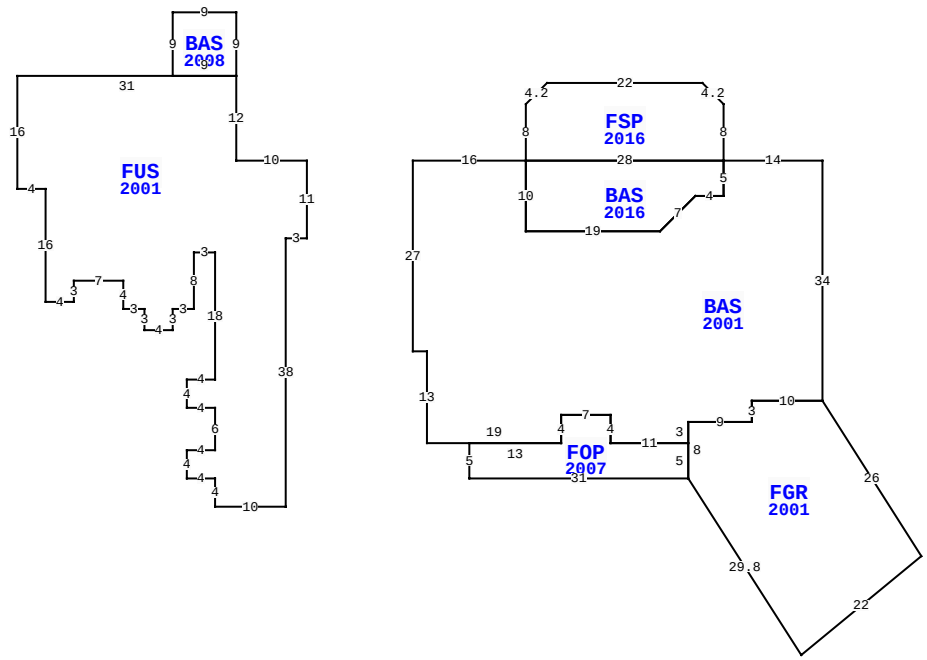
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,932	100	1,932	308,231
BAS	81	100	81	12,923
BAS	248	100	248	39,566
FGR	688	55	378	60,306
FOP	183	30	55	8,775
FSP	299	40	120	19,145
FUS	1,403	100	1,403	223,834
TOTALS	4,834		4,217	672,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,217	122.3552	174.36	735,276	2001	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2002 Heated Area: 3664 HX Base Yr 2002



96273 BAY VIEW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		672,778
TOTAL MARKET OB/XF VALUE		8,801
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		881,579
SOH/AGL Deduction		281,357
ASSESSED VALUE		600,222
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		550,222
TOTAL JUST VALUE		881,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		752,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632066	REPAIR/RRF	25,000	04/01/2016
B21286	REMODEL	18,500	04/01/2008
M015103	H/AC	0	06/01/2001
B0108135	NEW CONSTR	289,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1687/0723	6/22/2010	QC	U	I	11	100
GRANTOR: PIPPIN GEORGE & JEANN						
GRANTEE: PIPPIN GEORGE T III						
1053/1576	5/03/2002	QC	U	I	01	100
GRANTOR: PIPPIN GEORGE T III &						
GRANTEE: PIPPIN GEORGE T III						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2001] W10 N12 BAS=[YR=2008] N9 W9 S9 E9 $ W31 S16 E4 S16 E4 N3 E7 S4 E3 S3 E4 N3 E3 N8 E3 S18 W4 S4 E4 S6 W4 S4 E4 S4 E10 N38 E3 N11 $ PTR= E15 BAS=[YR=2001] E16 FSP=[YR=2016] N8 U3 R3 E22 R3 D3 S8 W28$ BAS=[YR=2016] E28 S5 W4 D5 L5 W19 N10$ S10 E19 R5 U5 E4 N5 E14 S34 FGR=[YR=2001] R14 D22 D14 L17 L16 U25 FOP=[YR=2007] W31 N5 E13 N4 E7 S4 E11 S5$ N8 E9 N3 E10$ W10 S3 W9 S3 W11 N4 W7 S4 W19 N13 W2 N27$ W15 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,410.00	SF	4.00	4.00	100	2001	2001	3	82	4,625	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
5	0820	WOOD WALK	0	100	5	30	150.00	SF	11.75	11.75	100	2004	2004	3	40	705	
6	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	2004	2004	3	24	461	

LAND DESCRIPTION

TOTAL OB/XF 8,801

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 02/14/2017 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS