

LOT 22
IN OR 1959/1246
OYSTER BAY #4 PB 6/24

HUNTER DOUGLAS R III & DEBRA J
96300 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5483-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100

Quality			03	Quality Level 03
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA
NEIGHBORHOOD/LOC			4024.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	392,568
FGR	720	55	396	83,579
FOP	64	30	19	4,010
FOP	112	30	34	7,176
FOP	390	30	117	24,694
FOP	390	30	117	24,694
FSP	390	40	156	32,925
FUS	1,430	100	1,430	301,813
FUS	650	100	650	137,188
SFB	354	80	283	59,730
TOTALS	6,496		5,076	1,071,330

** This building has 13 Sub-Areas

96300 BAY VIEW DR, FERNANDINA BEACH

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0825	BRICK	0 100	50	3	150.00	SF	12.50	12.50	100	2019	2019	3	100	1,875	
3	0825	BRICK	0 100	0	0	1,996.00	SF	12.50	12.50	100	2019	2019	3	100	24,950	
4	0825	BRICK	0 100	0	0	735.00	SF	12.50	12.50	100	2019	2019	3	100	9,188	

LAND DESCRIPTION			TOTAL OB/XF 37,993													
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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00

REVIEW DATE 12/28/2018 BY KWX

Total Acres: 0.00

Total Land Value: 135,000

Market: 0

Agricultural: 0

Common: 135,000

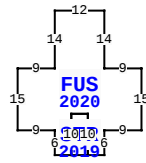
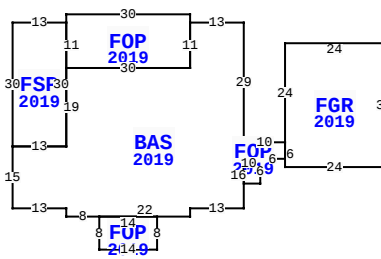
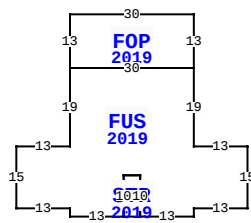
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MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2020

Heated Area: 4223

HX Base Yr 2020



NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		1,071,330
TOTAL MARKET OB/XF VALUE		37,993
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		1,244,323
SOH/AGL Deduction		519,116
ASSESSED VALUE		725,207
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		675,207
TOTAL JUST VALUE		1,244,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,013,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1631662	CO ISSUED	0	04/04/2019
B1631662	NEW CONSTR	522,501	01/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1959/1246	1/26/2015	WD	Q	V	01
GRANTOR: JONES BOBBY DENTON &					
GRANTEE: HUNTER DOUGLAS R II					
1674/0135	4/28/2010	WD	Q	V	01
GRANTOR: PARRETT DANNY L					
GRANTEE: JONES BOBBY D & PAM					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2019] W24 S24 FOP=[YR=2019] W10 BAS=[YR=2019] N29 W13 FOP=[YR=2019] N2 W30 S2 FSP=[YR=2019] W13 S30 E13 N30\$ S11 E30 N11\$ S11 W30 S19 W13 S15 E13 S2 E8 FOP=[YR=2019] S8 E14 N8 W14\$ E22 N2 E13 N16\$ S10 E4 N6 E6 N4\$ S6 E24 N30\$ PTR= W130 S25 FUS=[YR=2019] W13 N19 FOP=[YR=2019] N13 W30 S13 E30\$ W30 S19 W13 S15 E13 S2 E13 STR=[YR=2019] E4 N10 W4 S10\$ N10 E4 S10 E13 N2 E13 N15\$ N25 E130\$ PTR= W100 S50 FUS=[YR=2020] W12 S14 W9 S15 E9 S6 E4 STR=[YR=2019] E4 N10 W4 S10\$ N10 E4 S10 E4 N6 E9 N15 W9 N14\$ N50 E100\$ PTR= E15 STR=[YR=2019] E14 SFB=[YR=2019] E4 S30 W13 N26 E9 N4\$ S4 W14 N4\$ W15\$.					