

LOT 23
IN OR 1424/318
OYSTER BAY #4 PB 6/24

HANEY LIVING TRUST/HANEY SUSAN L TRUSTEE
96284 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5483-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,994	100
FGR	552	55
FOP	72	30
FSP	459	40
PTO	292	5
TOTALS	3,369	2,519

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,519	114.8112	163.61	412,134	1998	2002	0	0	9.75	90.25
1 SFR CUST - 100% - 2006						Heated Area: 1994		HX Base Yr 2006			
The floor plan diagram illustrates a residential layout with several labeled areas and their dimensions. The areas include: FGR 1998: A rectangular area at the top left with dimensions 24 (width) and 23 (height). PTO 1998: A rectangular area on the left side with dimensions 10 (width) and 19 (height). FSP 1998: A rectangular area at the bottom right with dimensions 18 (width) and 9 (height). BAS 1998: A large rectangular area at the bottom left with dimensions 29 (width) and 20 (height). FOP 1998: A small rectangular area in the center with dimensions 12 (width) and 6 (height). Other dimensions and labels include: 24, 9, 23, 33, 24, 42, 10, 18, 14, 8, 19, 9, 18, 38, 29, 22, 10, 6, 12, 14, 20, 29.											
BLD DATE						LGL DATE		06/07/2023			
XF DATE						LAND DATE		ML			