



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 Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1,883	261,306
FGR	1,163	55	640	88,814
FOP	65	30	20	2,776
FOP	176	30	53	7,355
FUS	1,286	100	1,286	178,459
PTO	300	5	15	2,082
STP	78	10	8	1,111
TOTALS	4,951		3,905	541,901

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0911	SCRN RM A	0	0	0	0	
2	0845	KOOL DECK	0	0	18	22	
3	1125	CB/STC 6"	0	0	28	5	
5	0855	CONC PAVER	0	0	0	0	
6	0812	CONCRETE C	0	0	0	0	
7	0500	FP-PRE FAB	0	0	0	0	
8	0600	SUMMER KIT	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000133	C	SFR LAKE	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,905	108.2025	154.19	602,112	1998	2002	0	0	0	10.00	90.00	
1 SFR CUST - 0% - 0 Heated Area: 3169 HX Base Yr													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													
96058 BAY VIEW DR, FERNANDINA BEACH										06/07/2023	MLU		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		541,901	
TOTAL MARKET OB/XF VALUE		20,881	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		697,782	
SOH/AGL Deduction		198,457	
ASSESSED VALUE		499,325	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		499,325	
TOTAL JUST VALUE		697,782	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		566,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974342	NEW CONSTR	235,000	10/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2378/1216	7/18/2020	WD	Q	I	02	530,000	
GRANTOR: IORIO CHARLES B & HIL							
GRANTEE: TOLOSA DRAGO & DONN							
2356/1710	4/16/2020	QC	U	I	11	100	
GRANTOR: IORIO CHARLES B							
GRANTEE: IORIO CHARLES B & H							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1998] W13 N13 U3 L3 W6 FOP=[YR=2007] W23 S11 E2 R4 U4 E7 R4 D4 R3 U3 N5 R3 U3 \$ D3 L3 S5 D3 L3 U4 L4 W7 D4 L4 W2 N8 W18 PTO=[YR=1998] W18 L4 D4 S10 FGR=[YR=1998] S21 E11 S19 E8 S1 E6 N1 E8 N17 E2 N23 W35 \$ E22 N14 \$ S14 E13 S23E1 S1 E6 N1 E3 S6 FOP=[YR=1998] S5 STP=[YR=1998] S6 E13 N6 W13 \$ E13 N5 W13 \$ E13 N5 E2 R2 D2 E5 R2 U2 E2 N3 E3 S3 E7 N3 E4 N22 \$ PTR= E15 FUS=[YR=1998] E23 S12 E13 N18 E15 S28 W2 S12 W13 N18 W13 S12 W8 S2 W7 N2 W8 N28 \$ W15 \$.													