

LOT 49
IN OR 1958/1665
WATERWAY OAKS AT OYSTER BAY

SCUDERI CHRISTOPHER B & GAELYN ELIZABETH LEE
96011 PARK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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
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NEIGHBORHOOD/LOC	4079.00
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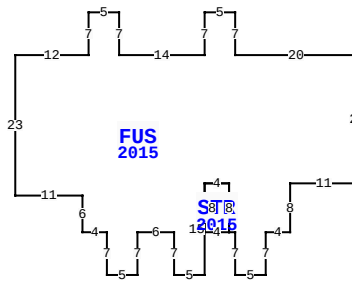
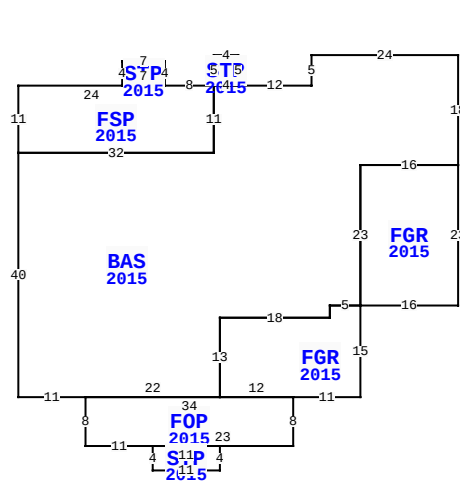
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,523	100	2,523	370,816
FGR	309	55	170	24,985
FGR	368	55	202	29,689
FOP	272	30	82	12,052
FSP	352	40	141	20,723
FUS	1,613	100	1,613	237,070
STP	20	10	2	294
STP	28	10	3	441
STP	44	10	4	588
STR	32	10	3	441

TOTALS	5,561		4,743	697,099
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	164.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	1,257.00	SF	10.00	10.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0861	POOL GUNIT	0 100	0	0	525.00	SF	85.00	85.00
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0855	CONC PAVER	0 100	0	0	371.00	SF	10.00	10.00
7	0462	ST/AL FNC	0 100	174	4	696.00	SF	10.00	10.00
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,743	106.3304	151.52	718,659	2015	2015	0	0	0	3.00	97.00
1 SFR CUST - 100% - 2016												
Heated Area: 4136												
HX Base Yr 2016												



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					697,099				
TOTAL MARKET OB/XF VALUE					62,947				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					895,046				
SOH/AGL Deduction					382,280				
ASSESSED VALUE					512,766				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					457,766				
TOTAL JUST VALUE					895,046				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					729,193				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529965	CO ISSUED	0	10/27/2015
B1530504	SWIM POOL	40,000	05/01/2015
B1529965	NEW CONSTR	502,527	02/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1958/1665	1/21/2015	WD Q	V	01	115,000
GRANTOR: OB ISLAND HOMES LLC					
GRANTEE: SCUDERI CHRISTOPHER					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2015] W24 S5 W12 STP=[YR=2015] N5 W4 S5 E4\$ W4					
FSP=[YR=2015] W8 STP=[YR=2015] N4 W7 S4 E7\$ W24 S11 E32					
N11\$ S11 W32 S40 E11 FOP=[YR=2015] S8 E11 STP=[YR=2015] S4					
E11 N4 W11\$ E23 N8 FGR=[YR=2015] E11 N15 W5 S2 W18 S13 E12\$					
W34 \$ E22 N13 E18 N2 E5 FGR=[YR=2015] E16 N23 W16 S23\$ N23					
E16 N18\$ PTR = E20 FUS=[YR=2015] E12 N7 E5 S7 E14 N7 E5 S7					
E20 S21 W11 S8 W4 S7 W5 N7 W1 STR=[YR=2015] W4 N8 E4 S8\$ N8					
W4 S15 W5 N7 W6 S7 W5 N7 W4N6 W11 N23\$ W20\$.					

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00