LOT 50
WATERWAY OAKS AT OYSTER BAY
HARBOUR PB 7/93

COPELAND MICHAEL G/MICIEK-COPELAND CATHERINE
96015 PARK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0050-0000

BUILDING CHARACTERISTICS

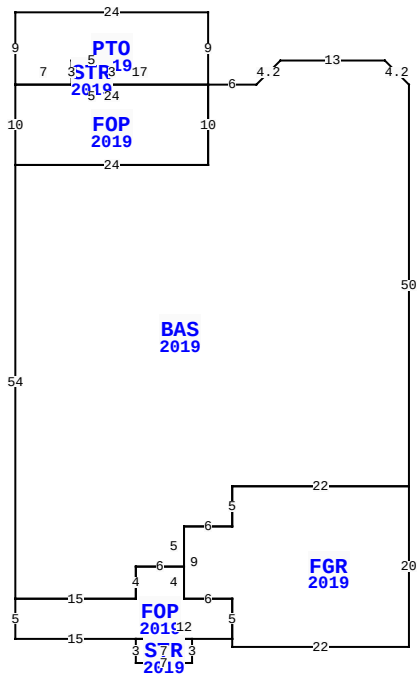
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,558	100	2,558	444,035
FGR	494	55	272	47,215
FOP	159	30	48	8,332
FOP	240	30	72	12,498
PTO	216	5	11	1,910
STR	15	10	2	347
STR	21	10	2	347
TOTALS	3,703		2,965	514,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,965	123.0460	175.34	519,883	2019	2019	0	0	0	1.00	99.00

1 SFR CUST - 100% - 2020 Heated Area: 2558 HX Base Yr 2020



96015 PARK PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/07/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		514,684
TOTAL MARKET OB/XF VALUE		13,800
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		663,484
SOH/AGL Deduction		207,670
ASSESSED VALUE		455,814
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		405,814
TOTAL JUST VALUE		663,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1806959	CO ISSUED	0	08/02/2019
B1806959	NEW CONSTR	342,244	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/0439	8/16/2019	WD	Q	I	01	554,200
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: COPLAND MICHAEL G &						
2191/0748	4/17/2018	SW	Q	V	05	562,000
GRANTOR: O B ISLAND HOMES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W13 D3 L3 W6 PTO=[YR=2019] N9 W24 S9 E7 STR=[YR=2019] N3 E5 S3 W5$ E17$ FOP=[YR=2019] W24 S10 E24 N10$ S10 W24 S54 FOP=[YR=2019] S5 E15 STR=[YR=2019] S3 E7 N3 W7$ E12 FGR=[YR=2019] S1 E22 N20 W22 S5 W6 S9 E6 S5$ N5 W6 N4 W6 S4 W15$ E15 N4 E6 N5 E6 N5 E22 N50$.

EXTRA FEATURES

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	0855	CONC PAVER	0	100	52	4	208.00	SF	10.00	10.00	100	2019	2019	3	99	2,059	
2	0855	CONC PAVER	0	100	0	0	1,186.00	SF	10.00	10.00	100	2019	2019	3	99	11,741	

LAND DESCRIPTION

TOTAL OB/XF 13,800

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 08/15/2019 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS