LOT 52
IN OR 2011/1993
WATERWAY OAKS AT OYSTER BAY

FARR JOHN V & MICHELE J
96025 PARK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0052-0000

BUILDING CHARACTERISTICS

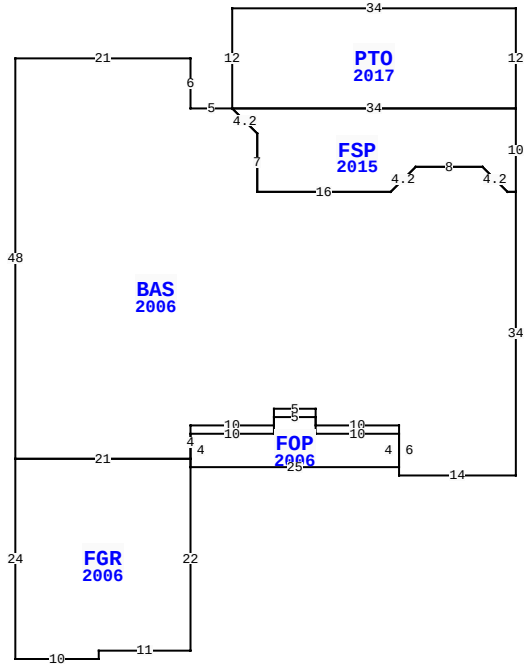
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,283	100	2,283	378,220
FGR	493	55	271	44,896
FOP	110	30	33	5,467
FSP	282	40	113	18,720
PTO	408	5	20	3,313
TOTALS	3,576		2,720	450,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,720	123.0240	175.31	476,843	2006	2010	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2018 Heated Area: 2283 HX Base Yr 2018



96025 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		450,617
TOTAL MARKET OB/XF VALUE		12,089
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		597,706
SOH/AGL Deduction		248,187
ASSESSED VALUE		349,519
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		299,519
TOTAL JUST VALUE		597,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708469	SCRN ENCLSRE	6,088	09/25/2017
B1705407	SCRN ENCLSRE	6,088	09/01/2017
E0617458	ELEC OTHER	2,000	06/01/2006
P11103	OTHER	0	05/01/2006
C17496	CO ISSUED	171,366	04/01/2006
R09127	REPAIR/RRF	1,800	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2011/1993	10/30/2015	WD	Q	I	01	367,500
GRANTOR: MURPHY S LARRY & EILE						
GRANTEE: FARR JOHN V & MICHE						
1763/0760	2/09/2011	WD	U	I	30	100
GRANTOR: MURPHY SAMUEL L & EIL						
GRANTEE: MURPHY S LARRY & EI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] N10 PTO=[YR=2017] N12 W34 S12 E34$ W34
BAS=[YR=2006] W5 N6 W21 S48 FGR=[YR=2006] S24 E10 N1 E11N22
FOP=[YR=2006] E25 N4 W10 N2 W5 S2 W10 S4$ N1 W21$ E21 N4 E10
N2 E5 S2 E10 S6 E14 N34 W1 U3 L3 W8 D3 L3 W16 N7 L3 U3 $
D3 R3 S7 E16 U3 R3 E8 D3 R3 E1$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,168.00	SF	4.00	4.00	100	2006	2006	3	88	4,111	
2	1123	CB 8"	0	100	0	0	56.00	SF	6.15	6.15	100	2006	2006	3	88	303	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
4	0911	SCRN RM A	0	100	34	12	408.00	SF	17.50	17.50	100	2017	2017	3	82	5,855	

LAND DESCRIPTION

TOTAL OB/XF 12,089

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 05/22/2018 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS