

LOT 54
IN OR 1369/1914
WATERWAY OAKS AT OYSTER BAY

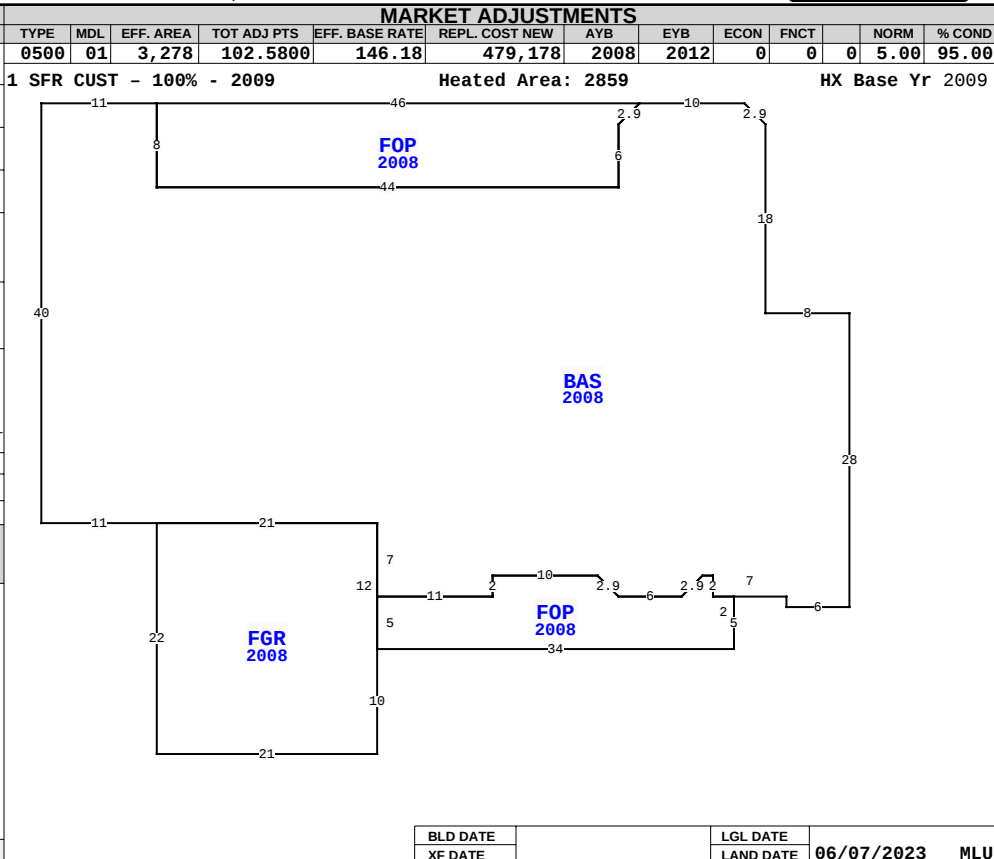
RIECK STEPHEN C & NANCY L
96035 PARK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0054-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
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		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	2,859	100	2,859	397,033
FGR	462	55	254	35,274
FOP	196	30	59	8,194
FOP	354	30	106	14,720
TOTALS	3,871		3,278	455,219



NASSAU COUNTY PROPERTY					PAGE 1 of 1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				455,219		
TOTAL MARKET OB/XF VALUE				29,282		
TOTAL LAND VALUE - MARKET				135,000		
TOTAL MARKET VALUE				619,501		
SOH/AGL Deduction				285,953		
ASSESSED VALUE				333,548		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				283,548		
TOTAL JUST VALUE				619,501		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				508,198		