

LOT 61
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

HANNAFORD DANA L & MARY K
96069 PARK PL
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0061-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	2,205	100	2,205	331,103
FGR	550	55	302	45,348
FOP	204	30	61	9,160
FOP	290	30	87	13,064
FST	48	55	26	3,904
STP	8	10	1	150
STP	12	10	1	150
STR	52	10	5	751
UUS	328	50	164	24,626

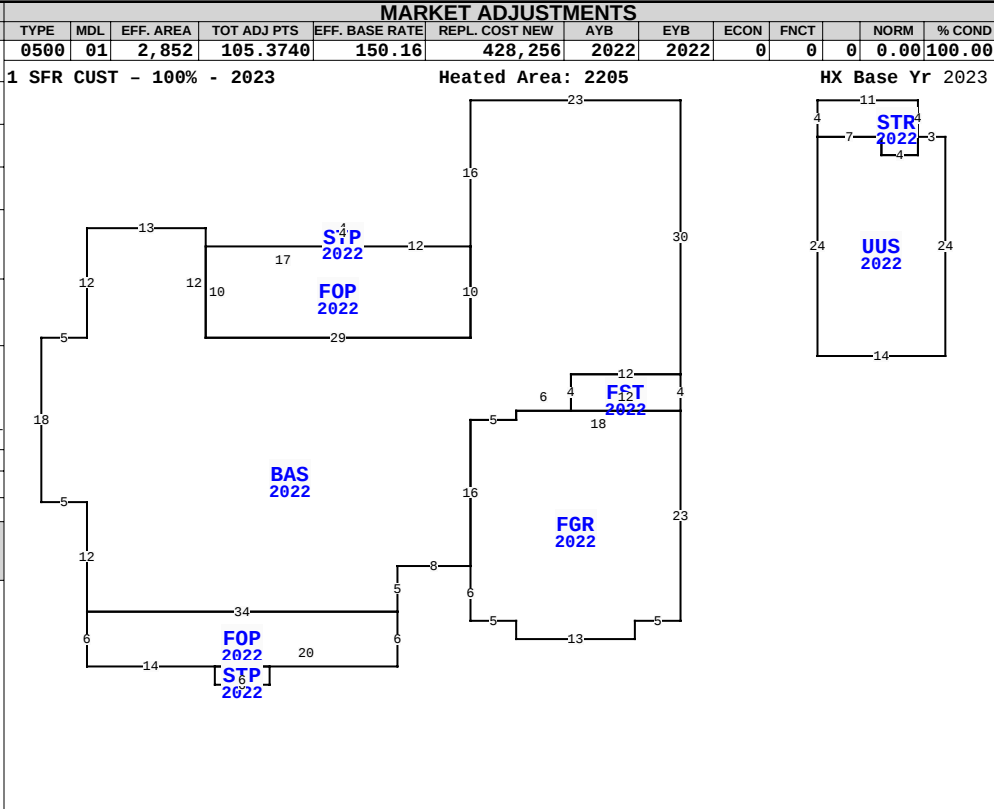
TOTALS 3,697 2,852 428,256

EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0812	CONCRETE C	0 100	0	0	2,461.00	SF	4.00	4.00	100	2022	2022	3	100	9,844	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



96069 PARK PL, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/07/2023	MLU
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TOTAL OB/IF 11,844

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 4	
BUILDING MARKET VALUE				Tax Dist:	
TOTAL MARKET OB/IF VALUE				428,256	
TOTAL LAND VALUE - MARKET				11,844	
TOTAL MARKET VALUE				135,000	
SOH/AGL Deduction				575,100	
ASSESSED VALUE				114,036	
TOTAL EXEMPTION VALUE				461,064	
BASE TAXABLE VALUE				50,000	
TOTAL JUST VALUE				411,064	
NCON VALUE				575,100	
INCOME VALUE				437,763	
PREVIOUS YEAR MKT VALUE				115,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110726	NEW CONSTR	331,991	08/16/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2436/1298	2/22/2021	SW	Q	V	02
GRANTOR: OB ISLAND HOMES LLC					SALE PRICE
GRANTEE: HANNAFORD DANA L &					100,000

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2022] W23 S16 FOP=[YR=2022] W12 STP=[YR=2022] N2W4S2E4\$ W17 S10 E29 N10\$ S10 W29 N12 W13 S12 W5 S18 E5 S12 FOP=[YR=2022] S6 E14 STP=[YR=2022] S2E6N2W6\$ E20 N6 W34\$ E34 N5 E8 FGR=[YR=2022] S6E5 S2 E13 N2 E5 N23 FST=[YR=2022] N4 W12 S4 E12\$ W18 S1 W5 S16\$ N16 E5 N1 E6 N4 E12 N30\$ PTR=E15 STR=[YR=2022] E11S4 UUS=[YR=2022] E3 S24 W14 N24 E7 S2 E4 N2\$ S2 W4 N2 W7 N4\$ W15\$.					