LOT 67
IN OR 1921/1897
WATERWAY OAKS AT OYSTER BAY

MAECHTLEN JEROME K & LISA A
96050 PARK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0067-0000

BUILDING CHARACTERISTICS

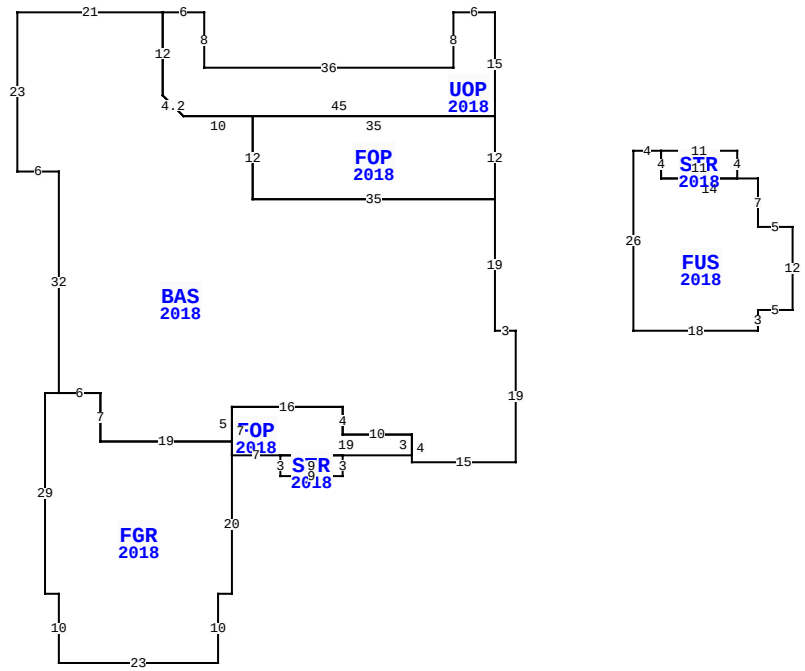
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,870	100	2,870	467,154
FGR	880	55	484	78,781
FOP	142	30	43	6,999
FOP	420	30	126	20,510
FUS	472	100	472	76,828
STR	27	10	3	489
STR	44	10	4	651
UOP	428	20	86	13,999
TOTALS	5,283		4,088	665,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,088	115.9664	165.25	675,542	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 3342 HX Base Yr 2019



96050 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		665,409
TOTAL MARKET OB/XF VALUE		51,346
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		851,755
SOH/AGL Deduction		344,920
ASSESSED VALUE		506,835
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		456,835
TOTAL JUST VALUE		851,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		693,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900191	SOLAR PANELS	33,452	01/01/2019
B1709994	CO ISSUED	0	11/30/2018
B1808053	SCRN ENCLSRE	17,208	10/01/2018
B1806621	SWIM POOL	30,000	01/01/2018
B1709994	NEW CONSTR	445,807	11/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/1897	6/06/2014	WD	Q	V	01	120,000

GRANTOR: OB ISLAND HOMES LLC
GRANTEE: MAECHTLEN JEROME K

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] W6 S8 W36 N8 W6 BAS=[YR=2018] W21 S23 E6 S32 FGR=[YR=2018] W2 S29 E2 S10 E23 N10 E2 N20 FOP=[YR=2018] E7 STR=[YR=2018] S3 E9 N3 W9$ E19 N3 W10 N4 W16 S7 $ N2 W19 N7 W6$ E6 S7 E19 N5 E16 S4 E10 S4 E15 N19 W3 N19 FOP=[YR=2018] N12 W35 S12 E35$ W35 N12 W10 U3 L3 N12$ S12 R3 D3 E45 N15$ PTR= E20 S20 FUS=[YR=2018] E4 STR=[YR=2018] E11 S4 W11 N4$ S4 E14 S7 E5 S12 W5 S3 W18 N26$ N20 W20$.

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	0855	CONC PAVER	0	100	0	0	1,710.00	SF	10.00	10.00	100	2018	2018	3	98	16,758	
2	0861	POOL GUNIT	0	100	36	8	288.00	SF	85.00	85.00	100	2018	2018	3	90	22,032	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720	
4	0911	SCRN RM A	0	100	48	15	720.00	SF	17.50	17.50	100	2018	2018	3	86	10,836	

LAND DESCRIPTION

TOTAL OB/XF 51,346

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 12/27/2018 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS