

LOT 68
WATERWAY OAKS AT OYSTER BAY
HARBOR PB 7/93

HAINES KATHY
96044 PARK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

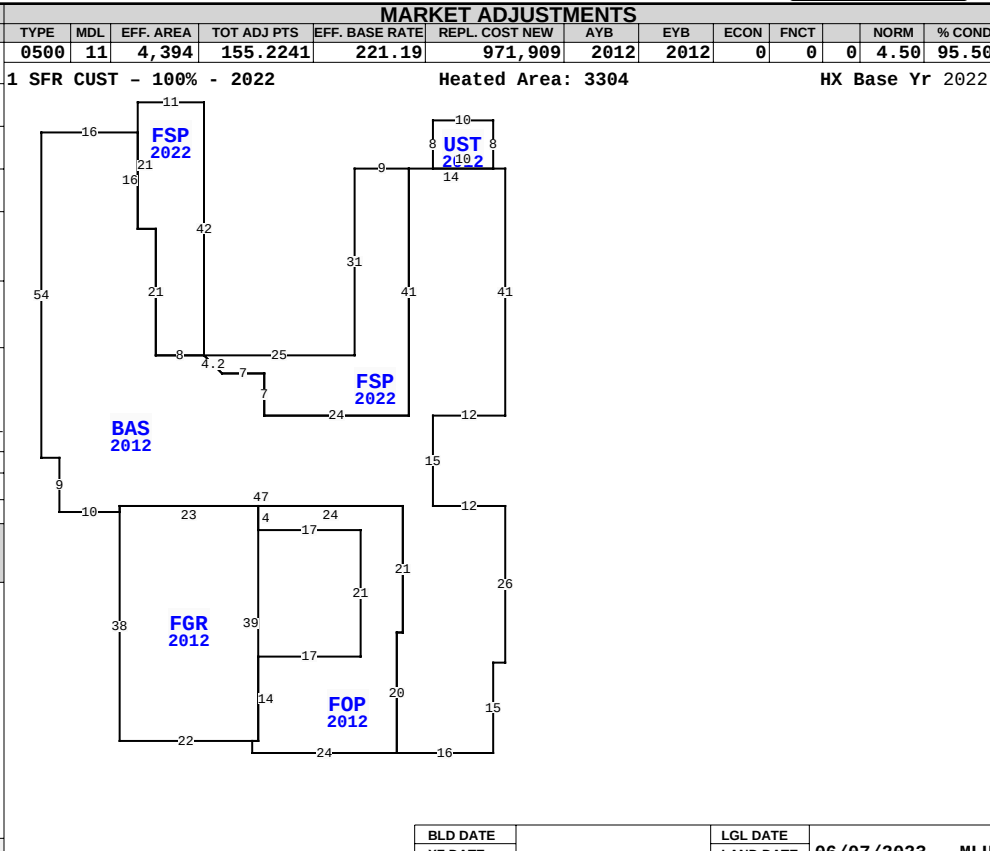
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC 4079.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,304	100	3,304	697,925
FGR	897	55	493	104,140
FOP	609	30	183	38,656
FSP	399	40	160	33,797
FSP	545	40	218	46,049
UST	80	45	36	7,605

TOTALS	5,834		4,394	928,173
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EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,582.00	SF	4.00	4.00
2	0855	CONC PAVER	0 100	0	0	675.00	SF	10.00	10.00
3	0861	POOL GUNIT	0 100	40	10	400.00	SF	170.00	170.00
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	10,000.00	10,000.00
5	0911	SCRN RM A	0 100	22	6	132.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00



TOTAL OB/IF									
68,075									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		928,173	
TOTAL MARKET OB/IF VALUE		68,075	
TOTAL LAND VALUE - MARKET		148,500	
TOTAL MARKET VALUE		1,144,748	
SOH/AGL Deduction		151,715	
ASSESSED VALUE		993,033	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		943,033	
TOTAL JUST VALUE		1,144,748	
NCON VALUE		33,584	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		931,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012286	ADDITION	28,200	08/11/2022
B25034	CO ISSUED	0	12/12/2012
E24864	ELEC OTHER	0	03/01/2012
G01711	GAS	3,000	03/01/2012
R12842	REPAIR/RRF	41,400	02/01/2012
B25395	SWIM POOL	30,000	12/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2503/1112	10/05/2021	WD	Q	I	01
GRANTOR: MORELL ALDO A & CAROL					
GRANTEE: HAINES KATHY					
1542/0778	12/26/2007	WD	Q	V	
GRANTOR: OB ISLAND HOMES LLC					
GRANTEE: MORELL ALDO A & CAR					

BUILDING NOTES									
BAS=[YR=2012] W2 UST=[YR=2012] N8 W10 S8 E10 \$ W14 FSP=[YR=2022] W9 S31 W25 D3 R3 E7 S7 E24 N41 \$ S41 W24 N7 W7 U3 L3 FSP=[YR=2022] N42 W11 S21 E3 S21 E8 \$ W8 N21 W3 N16 W16 S54 E3 S9 E10 FGR=[YR=2012] S38 E22 FOP=[YR=2012] S2 E24 N20 E1 N21 W24 S4 E17 S21 W17 S14 W1 \$ E1 N39W23S1\$ N1E47 S21 W1 S20 E16 N15 E2 N26 W12 N15 E12 N41\$.									