

LOT 72  
IN OR 2157/672  
WATERWAY OAKS AT OYSTER BAY

WEST CHARLES & MARY C JOINT LVG TRUST/WEST CHARLES  
96020 PARK PLACE  
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0072-0000

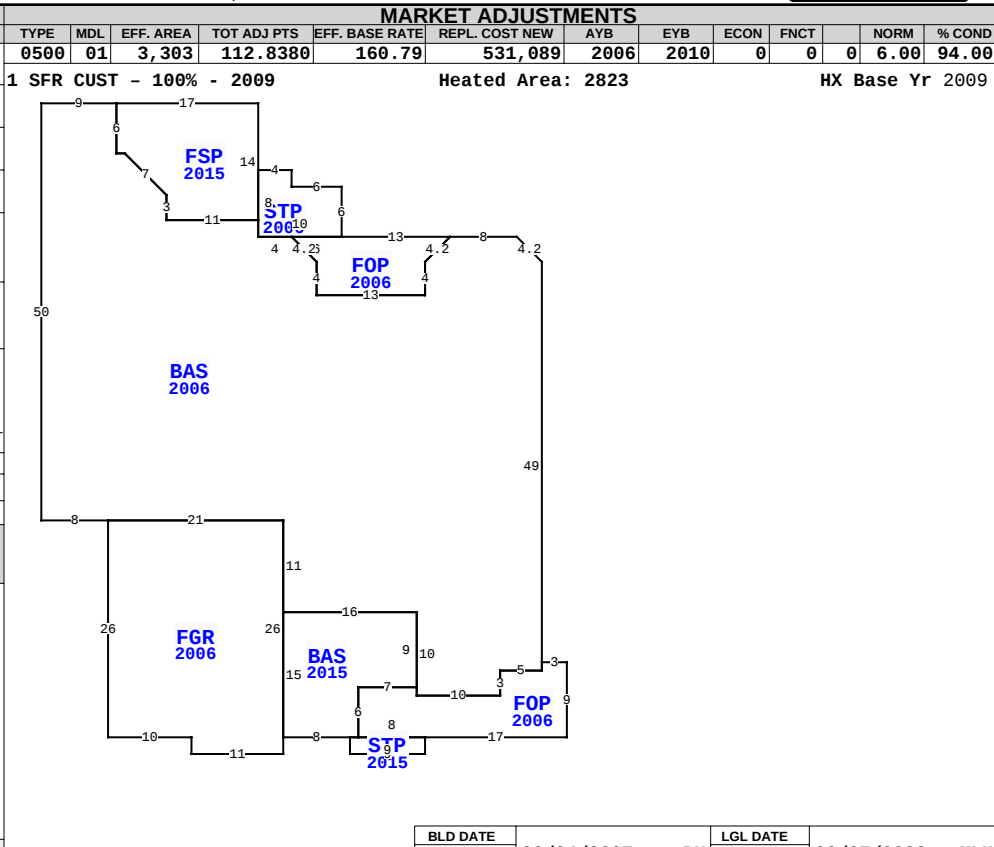


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 70    |
| Interior Floor           | 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          | 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       | 2,625            | 100         | 2,625        | 396,750              |
| BAS       | 198              | 100         | 198          | 29,926               |
| FGR       | 568              | 55          | 312          | 47,156               |
| FOP       | 100              | 30          | 30           | 4,535                |
| FOP       | 159              | 30          | 48           | 7,255                |
| FSP       | 203              | 40          | 81           | 12,243               |
| STP       | 68               | 10          | 7            | 1,058                |
| STP       | 18               | 10          | 2            | 303                  |
| TOTALS    | 3,939            |             | 3,303        | 499,224              |

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0600       | SUMMER KIT  | 0 100   | 0 | 0 | 1.00     | UT | 5,000.00 | 5,000.00       |
| 2              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,560.00 | SF | 4.00     | 4.00           |



|                                 |  |    |          |                     |  |            |         |             |   |                      |                 |            |  |     |  |
|---------------------------------|--|----|----------|---------------------|--|------------|---------|-------------|---|----------------------|-----------------|------------|--|-----|--|
| 96020 PARK PL, FERNANDINA BEACH |  |    |          | XF DATE<br>INC DATE |  | 06/04/2007 |         | RK          |   | LAND DATE<br>AG DATE |                 | 06/07/2023 |  | MLU |  |
| UNITS                           |  | UT | Adj R    | ADJ UNIT PRICE      |  | ORIG COND  | YEAR ON | YEAR ACTUAL | Q | % COND               | OB/XF MKT VALUE | NOTES      |  |     |  |
| 1.00                            |  | UT | 5,000.00 | 5,000.00            |  | 100        | 2006    | 2006        | 3 | 31                   | 1,550           |            |  |     |  |
| 1,560.00                        |  | SF | 4.00     | 4.00                |  | 100        | 2006    | 2006        | 3 | 88                   | 5,491           |            |  |     |  |
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| 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        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |              |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|
| PAGE 1 of 1 4             |  |  |  |  |              |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist:    |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 499,224      |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 7,041        |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 135,000      |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 641,265      |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 318,710      |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 322,555      |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 50,000 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 272,555      |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 641,265      |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0            |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 525,734      |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| E1800979   | CHNGE SRVC  | 0      | 02/01/2018 |
| B1429594   | REMODEL     | 11,958 | 11/01/2014 |
| M11124     | MECH OTHER  | 0      | 02/01/2006 |
| C0516754   | CO ISSUED   | 0      | 01/01/2005 |
| B0516754   | NEW CONSTR  | 0      | 01/01/2005 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2157/0672                      | 11/03/2017 | QC           | U      | I      | 11        | 21,600        |  |
| GRANTOR: WEST MARY CATHERINE   |            |              |        |        |           |               |  |
| GRANTEE: WEST CHARLES & MARY   |            |              |        |        |           |               |  |
| 1555/0320                      | 3/11/2008  | WD           | Q      | I      |           | 495,000       |  |
| GRANTOR: PLANTATION HOUSING OB |            |              |        |        |           |               |  |
| GRANTEE: HENRY MARY CATHERIN   |            |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2006] U3 L3 W8 FOP=[YR=2006] W13STP=[YR=2006] N6W6N2W4S8E10SW6 D3 R3 S4 E13 N4 U3 R3 \$ D3 L3 S4 W13 N4 U3 L3 W4 N2 FSP=[YR=2015] N14 W17 S6 E1 D5 R5 S3 E11 \$ W11 N3 U5 L5 W1 N6 W9 S50 E8 FGR=[YR=2006] S26 E10 S2 E11 N2 BAS=[YR=2015] E8 STP=[YR=2015] S2 E9 N2 FOP=[YR=2006] E17 N9 W3 S1 W5 S3 W10 N1 W7 S6 E8\$ W9\$ E1 N6 E7 N9 W16 S15\$ N26 W21\$ E21 S11 E16 S10 E10 N3 E5 N49\$. |  |  |  |  |  |  |  |  |  |