

LOT 73
IN OR 2144/334
WATERWAY OAKS AT OYSTER BAY

UNDERHILL GARY R & PATRICIA Y
96014 PARK PLACE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6205-0073-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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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	2,305	100	2,305	384,678
FGR	738	55	406	67,757
FOP	248	30	74	12,350
FOP	447	30	134	22,363
FST	430	55	236	39,385
FUS	685	100	685	114,319
PTO	32	5	2	334
STR	18	10	2	334
STR	44	10	4	668

TOTALS 4,947 3,848 642,187

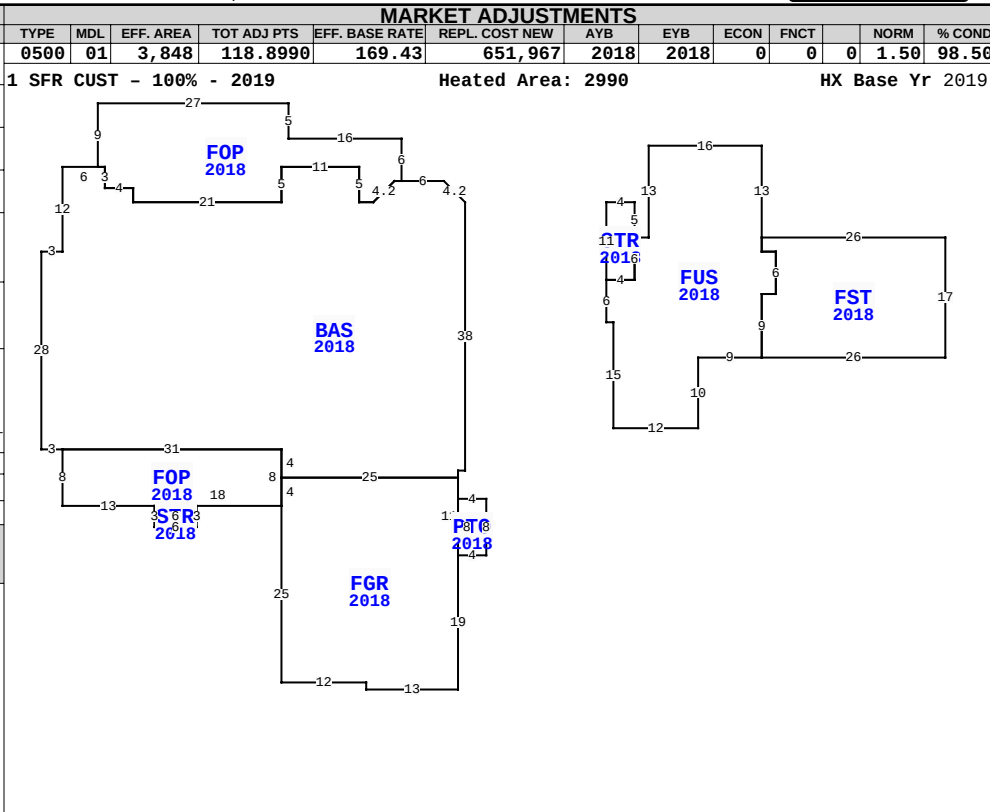
EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0855	CONC PAVER	0 100	0	0	1,250.00	SF	10.00	10.00	100	2018	2018	3	98	12,250	

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							

REVIEW DATE 12/27/2018 BY KW



96014 PARK PL, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 14,230

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							

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		642,187
TOTAL MARKET OB/XF VALUE		14,230
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		791,417
SOH/AGL Deduction		307,047
ASSESSED VALUE		484,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		434,370
TOTAL JUST VALUE		791,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,408

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806302	CO ISSUED	0	12/12/2018
B1806302	NEW CONSTR	455,937	06/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/0334	8/25/2017	WD	Q	V	01	119,900

GRANTOR: OB ISLAND HOMES LLC

GRANTEE: UNDERHILL GARY R &

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W6 FOP=[YR=2018] N6 W16 N5 W27 S9 E1
S3 E4 S2 E21 N5 E11 S5 E2 U3 R3 E1\$ W1 D3 L3 W2 N5 W11 S5
W21 N2 W4 N3 W6 S12 W3 S28 E3 FOP=[YR=2018] S8 E13
STR=[YR=2018] S3 E6 N3 W6\$ E18 FGR=[YR=2018] S25 E12 S1 E13
N19 PTO=[YR=2018] E4 N8 W4 S8\$ N11 W25 S4\$ N8 W31\$ E31 S4
E25 N1 E1 N38\$ PTR= E20 STR=[YR=2018] E4 S5 FUS=[YR=2018]
E2 N13 E16 S13 FST=[YR=2018] E26 S17 W26 N9 E2 N6 W2 N2\$ S2
E2 S6 W2 S9 W9 S10 W12 N15 W1 N6 E4 N6\$ S6 W4 N11 \$ W20\$.

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