

JOHNSON KEITH H & RAMONIA DENISE
96836 BAYVIEW DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-0000-0001-0150

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall23REINF CONC 30

RooF Structur08IRREGULAR 100

Roof Cover13STAND SEAM 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms4.5100

Frame Stories Units03MASONRY 100
3.100
0100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4020.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,5151001,515209,918

FCP11025283,879

FGR7715542458,750

FOP8830263,603

FOP14430435,958

FOP279308411,639

FOP279308411,639

FST3655202,772

FST4555253,464

FST5585530742,538

TOTALS5,5674,105568,789

** This building has 13 Sub-Areas

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACTYEAR ONYEAR ACTUALQ% CONDADJ UNIT PRICEADJ UNIT PRICELAND VALUETHOT ADJ UTSLND UTSUNIT TYPED TDPHTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOT ADJ UTSLND UTSUNIT TYPED TDPHTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10855CONC PAVER010000700.00SF10.0010.00100200820083896,230

21126CB/STC 8"010000105.00SF8.008.0010020082008389748

30409ELEVATOR R0100001.00UT10,200.0010,200.0010020082008310010,200

40500FP-PRE FAB0100001.00UT3,500.003,500.00100200820083923,220

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA.TOT ADJ PTS.EFF. BASE RATEREPL. COST NEWAYBEYBECONECONFNCTNORM% COND.

0320114,105157.0853149.23612,58920082008007.1592.85

Heated Area: 2934HX Base Yr 2021

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

568,78920,398275,000864,187103,910760,27750,000710,277864,1870830,883

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

SALE PRICE

2331/10601/09/2020WDQI02830,000

GRANTOR: 9683X OBVILLAS LLC

GRANTEE: JOHNSON KEITH HOWAR

2326/174812/18/2019SWUI11100

GRANTOR: OYSTER BAY (TX) ISLAN

GRANTEE: 9638X OBVILLAS LLC

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W31 S9 FST=[YR=2008] S18 FGR=[YR=2008] W8 S5 E4 FST=[YR=2008] S6 E6 N6 W6 \$ W4 S10 FOP=[YR=2008] S11 E8 FST=[YR=2008] E9 FCP=[YR=2008] E22 N5 W22 S5 \$ N5 W9 S5 \$ N11 W8 \$ E8 S6 E31 N21 W31 \$ E31 N18 W31 \$ E31 N9 \$ PTR= E30 FOP=[YR=2008] E31 S9 BAS=[YR=2008] S45 W31 N12 W8 N15 E8 N18 E31 \$ W31 N9 \$ W30 \$ PTR=N30 FOP=[YR=2008] N9 FUS=[YR=2008] N39 FOP=[YR=2008] N9 W31 S9 E31 \$ W31 STR=[YR=2008] W4 S11 E4 N11 \$ S18 W8 S15 E8 S12 E15 N6 E16 \$ W16 S9 E16 \$ S30 \$.

LAND DESCRIPTION

TOTAL OB/XF20,398

REVIEW DATE02/04/2021BYKWTotal Acres: 0.00Total Land Value: 275,000Market: 0Agricultural: 0Common: 275,000PRINTED 08/06/2024 BY SYS