PT OF MARGARET ONEIL GRANT IN
SEC 46-2N-26E IN OR 2087/383

POWELL JAMES A & BRANDI G
96179 OSPREY POINT LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-0000-0006-0000

BUILDING CHARACTERISTICS

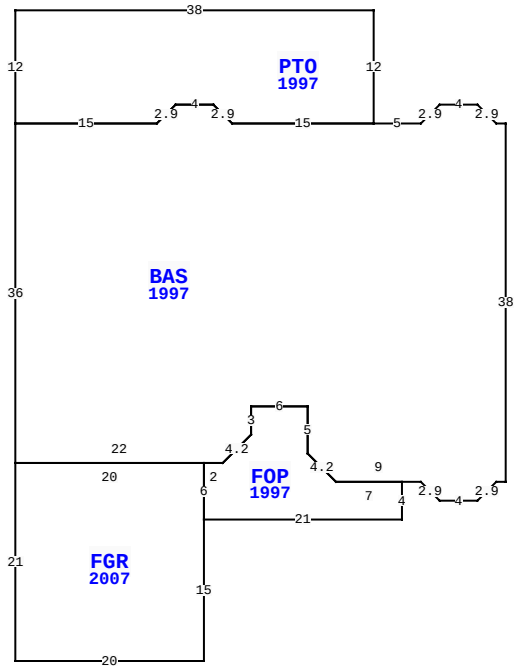
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	1,905	243,017
FGR	420	55	231	29,469
FOP	151	30	45	5,740
PTO	444	5	22	2,807
TOTALS	2,920		2,203	281,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,203	117.3060	146.63	323,026	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2017 Heated Area: 1905 HX Base Yr 2017



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

96179 OSPREY POINT LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,033
TOTAL MARKET OB/XF VALUE		43,874
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		484,907
SOH/AGL Deduction		279,050
ASSESSED VALUE		205,857
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,857
TOTAL JUST VALUE		484,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18271	SWIM POOL	25,000	07/01/2006
963044	NEW CONSTR	74,445	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2087/0383	12/07/2016	QC	U	I	11	100
GRANTOR: POWELL TERRELL J						
GRANTEE: POWELL JAMES A & BR						
2019/1807	10/28/2015	WD	U	I	37	175,000
GRANTOR: HICKEN CHRIS W &						
GRANTEE: POWELL TERRELL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W1 U2 L2 W4 D2 L2 W5 PTO=[YR=1997] N12 W38 S12 E15 U2 R2 E4 D2 R2 E15$ W15 U2 L2 W4 D2 L2 W15 S36 FGR=[YR=2007] S21 E20 N15 FOP=[YR=1997] E21 N4 W7 U3 L3 N5 W6 S3 D3 L3 W2 S6 $ N6 W20$ E22 U3 R3 N3 E6 S5 R3 D3 E9 D2 R2 E4 U2 R2 E1 N38$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	1,026.00	SF	5.20	5.20	100	1997	1997	3	73	3,895	
3	0861	POOL GUNIT	0	100	28	28	784.00	SF	85.00	85.00	100	2007	2007	3	48	31,987	
4	0855	CONC PAVER	0	100	0	0	590.00	SF	10.00	10.00	100	2007	2007	3	88	5,192	

LAND DESCRIPTION

TOTAL OB/XF 43,874

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	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 01/16/2024 BY DJ Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS