

LOT 15
IN OR 2217/1080
THE COVE @ OYSTER BAY PB 6/79

MENTUS MICHAEL J & GINA J
96255 PARK PL
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5065-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	456,820
FGR	963	55	530	127,162
FOP	177	30	53	12,717
FOP	221	30	66	15,835
STR	12	10	1	240
STR	24	10	2	480
UUS	484	50	242	58,063
TOTALS	3,785		2,798	671,314

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	42	3	126.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	882.00	SF	10.00	10.00
3	0861	POOL GUNIT	0 100	0	0	318.00	SF	85.00	85.00
4	0855	CONC PAVER	0 100	0	0	414.00	SF	10.00	10.00
5	0462	ST/AL FNC	0 100	234	0	936.00	SF	10.00	10.00
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,798	161.5680	242.35	678,095	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 2021											
Heated Area: 1904											
HX Base Yr 2021											

Diagram showing property layout with areas labeled: FOP 2020, BAS 2020, STR 2020, FGR 2020, UUS 2020.

96255 PARK PL, FERNANDINA BEACH				XF DATE		LAND DATE				04/04/2024		MLU	
				INC DATE		AG DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
126.00	SF	10.00	10.00	100	2020	2020	3	99	1,247				
882.00	SF	10.00	10.00	100	2020	2020	3	99	8,732				
318.00	SF	85.00	85.00	100	2020	2020	3	93	25,138				
414.00	SF	10.00	10.00	100	2020	2020	3	99	4,099				
936.00	SF	10.00	10.00	100	2020	2020	3	93	8,705				
1.00	UT	300.00	300.00	100	2020	2020	3	96	288				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		671,314	
TOTAL MARKET OB/XF VALUE		48,209	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		859,523	
SOH/AGL Deduction		411,943	
ASSESSED VALUE		447,580	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		397,580	
TOTAL JUST VALUE		859,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		669,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907175	CO ISSUED	0	07/06/2020
B2002055	SWIM POOL	30,000	03/06/2020
B1907175	NEW CONSTR	354,376	09/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2217/1080	8/03/2018	WD	Q	V	02
GRANTOR: HILL LORETTA G					
GRANTEE: MENTUS MICHAEL J &					
1131/0865	4/22/2003	WD	Q	V	
GRANTOR: ZAMPOGNA GREGORY J &					
GRANTEE: HILL WILLIAM R & LO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W11 N4 W26 FOP=[YR=2020] N5 W17 S13 E17 N8\$ S8 W28 S6 W6 S20 E6 S6 E10 FOP=[YR=2020] S2 E6 STR=[YR=2020] S2 E6 N2 W6\$ E13 N5 FGR=[YR=2020] E1 R8 D8 L1 D1 D14 R15 R9 U9 R4 D4 R14 U14 U19 L20 D10 L10 W21 S5 E1\$ W1 N5 W17 S8 W1\$ E1 N8 E38 U10 R10 N1 E6 N17 \$ PTR= E40 UUS=[YR=2020] E11 S4 E11 S11 W11 S18 W11 N15 STR=[YR=2020] W6 N4 E6 S4\$ N18\$ W40\$.									