LOT 19
THE COVE @ OYSTER BAY PB 6/79

CHIAVETTA KEITH MICHAEL &/DUBROVICH ROSEMARIE
96201 PARK PL
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5065-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

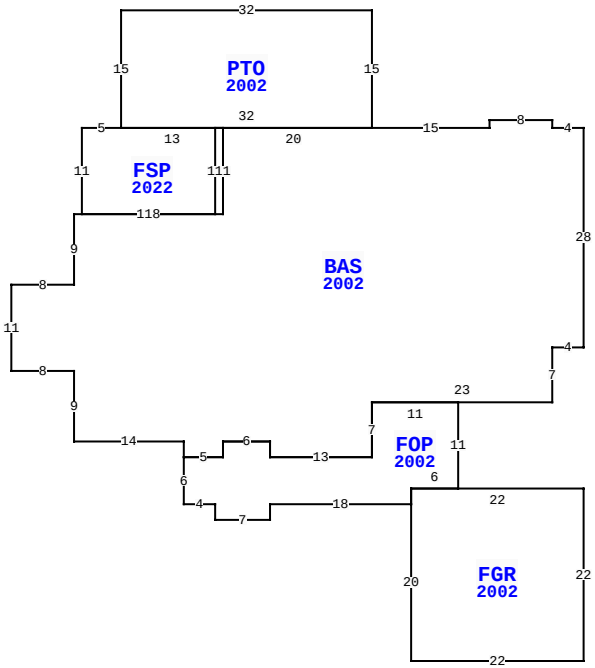
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2,371	406,740
FGR	484	55	266	45,631
FOP	301	30	90	15,439
FSP	198	40	79	13,552
PTO	480	5	24	4,117
TOTALS	3,834		2,830	485,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,830	122.9760	184.46	522,022	2002	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2022 Heated Area: 2371 HX Base Yr 2022



96201 PARK PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		485,480
TOTAL MARKET OB/XF VALUE		16,084
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		641,564
SOH/AGL Deduction		126,388
ASSESSED VALUE		515,176
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		465,176
TOTAL JUST VALUE		641,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14594	NEW CONSTR	221,981	02/01/2005
007014	NEW CONSTR	221,981	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2501/0430	9/30/2021	WD	Q	I	01	620,000
GRANTOR: FITZPATRICK CRAIG M &						
GRANTEE: CHIAVETTA KEITH M &						
1309/0618	4/12/2005	WD	Q	I		365,000
GRANTOR: COALBORN COASTAL HOME						
GRANTEE: FITZPATRICK CRAIG M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W4 N1 W8 S1 W15 PTO=[YR=2002] N15 W32 S15 FSP=[YR=2022] W5 S11 E18 N11 W13$ E32$ W20 S11 W18 S9 W8 S11 E8 S9 E14 S2 FOP=[YR=2002] S6 E4 S2 E7 N2 E18 FGR=[YR=2002] S20 E22 N22 W22S2$ N2 E6 N11 W11 S7 W13 N2 W6S2 W5$ E5 N2 E6 S2 E13 N7 E23 N7 E4 N28$.

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	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,090.00	SF	4.00	4.00	100	2002	2002	3	82	3,575	
3	0911	SCRN RM A	0	100	32	15	480.00	SF	17.50	17.50	100	2007	2007	3	31	2,604	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	70	3,500	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 16,084

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 05/04/2020 BY KWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS