BLOCK 1 LOT 2
OYSTER BAY #1 PB 5/262

LONG BARBARA M/LEFFEL BETTY M
96079 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5480-0001-0020

BUILDING CHARACTERISTICS

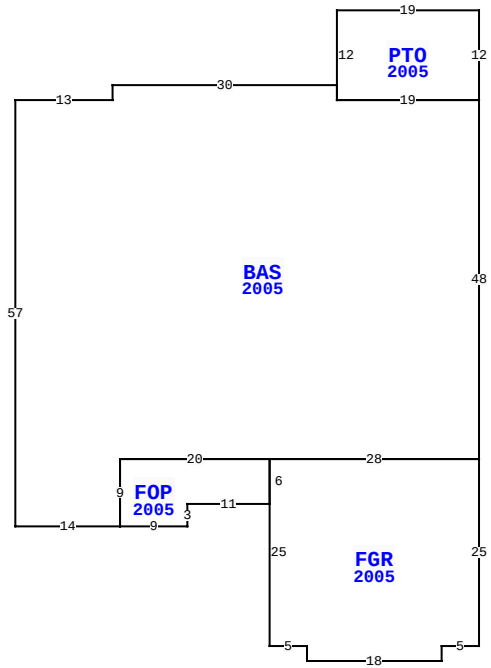
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	3,162	100	3,162	479,032
FGR	736	55	405	61,356
FOP	147	30	44	6,666
PTO	228	5	11	1,666
TOTALS	4,273		3,622	548,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,622	106.3125	159.47	577,600	2005	2012	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2023 Heated Area: 3162 HX Base Yr 2023



96079 OYSTER BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		548,720
TOTAL MARKET OB/XF VALUE		14,035
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		702,755
SOH/AGL Deduction		9,219
ASSESSED VALUE		693,536
TOTAL EXEMPTION VALUE	HX HB DW DX	65,000
BASE TAXABLE VALUE		628,536
TOTAL JUST VALUE		702,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		673,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M200678	H/AC	6,050	01/23/2020
B1701844	(3) WINDOWS	9,500	03/08/2017
E14544	ELEC OTHER	3,300	03/01/2005
M09425	MECH OTHER	0	03/01/2005
E14269	ELEC OTHER	150	02/01/2005
R046909	REPAIR/RRF	10,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/1973	2/17/2022	WD	Q	I	01	850,000
GRANTOR: VADAY JOHN B & AMANDA						
GRANTEE: LONG BARBARA M & BE						
2208/1611	7/02/2018	WD	Q	I	01	515,000
GRANTOR: COLWELL BARBARA FAMIL						
GRANTEE: VADAY JOHN B & AMAN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W19 N12 E19 S12$ BAS=[YR=2005] W19 N2 W30 S2 W13 S57 E14 FOP=[YR=2005] N9 E20 S6 W11 S3 W9$ N9 E20 FGR=[YR=2005] S25 E5 S2 E18 N2 E5 N25 W28$ E28 N48$.

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	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,746.00	SF	4.00	4.00	100	2005	2005	3	86	6,006	
3	0462	ST/AL FNC	0	100	125	0	500.00	SF	10.00	10.00	100	2018	2018	3	87	4,350	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 14,035

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