BLOCK 1 LOT 3
IN OR 1853/1100
OYSTER BAY #1 PB 5/262

HUGHES ROBERT THOMAS
96099 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5480-0001-0030

BUILDING CHARACTERISTICS

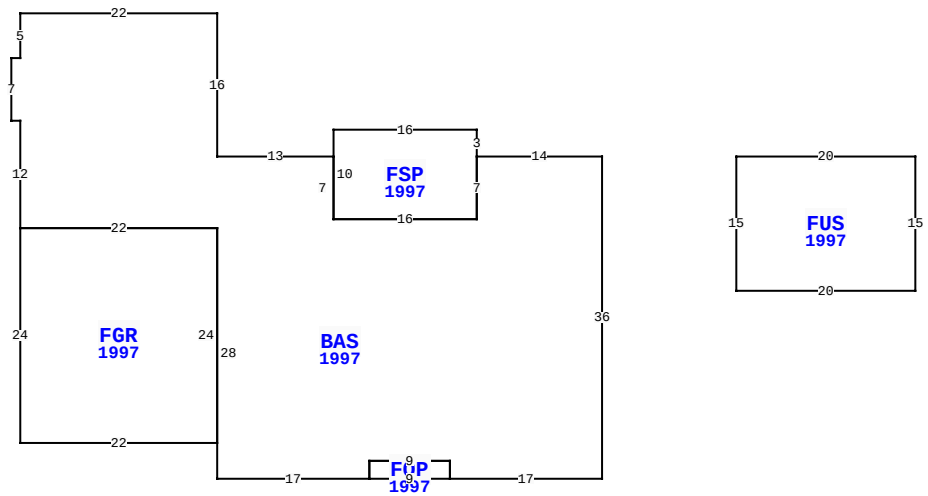
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,953	100	1,953	294,731
FGR	528	55	290	43,764
FOP	18	30	5	754
FSP	160	40	64	9,659
FUS	300	100	300	45,274
TOTALS	2,959		2,612	394,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,612	111.7872	167.68	437,980	1997	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 1998 Heated Area: 2253 HX Base Yr 1998



96099 OYSTER BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		394,182
TOTAL MARKET OB/XF VALUE		22,887
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		557,069
SOH/AGL Deduction		311,224
ASSESSED VALUE		245,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,845
TOTAL JUST VALUE		557,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963458	NEW CONSTR	110,000	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1172/1017	9/17/2003	QC	U	I	07	100
GRANTOR: ZIEGLER KAREN L						
GRANTEE: HUGHES ROBERT THOMA						
1853/1100	9/12/2003	QC	U	I	11	100
GRANTOR: ZIEGLER KAREN L						
GRANTEE: HUGHES ROBERT THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 FSP=[YR=1997] N3 W16 S10 E16 N7$ S7 W16 N7 W13 N16 W22 S5 W1 S7 E1 S12 FGR=[YR=1997] S24 E22 N24 W22$ E22 S28 E17 FOP=[YR=1997] E9 N2 W9 S2$ N2 E9 S2 E17 N36$ PTR= E15 FUS=[YR=1997] E20 S15 W20 N15$ W15$.

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	0855	CONC PAVER	0	100	50	3	150.00	SF	10.00	10.00	100	2020	2020	3	99	1,485	
3	0855	CONC PAVER	0	100	0	0	1,879.00	SF	10.00	10.00	100	2020	2020	3	99	18,602	

LAND DESCRIPTION

TOTAL OB/XF 22,887

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS