

BLOCK 1 LOT 6
IN OR 1380/376
OYSTER BAY #1 PB 5/262

BURRIS STEVEN R
96159 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5480-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	2,262	100	2,262	343,607
FGR	460	55	253	38,432
FOP	258	30	77	11,696
FSP	220	40	88	13,368
FSP	220	40	88	13,368
FUS	786	100	786	119,397

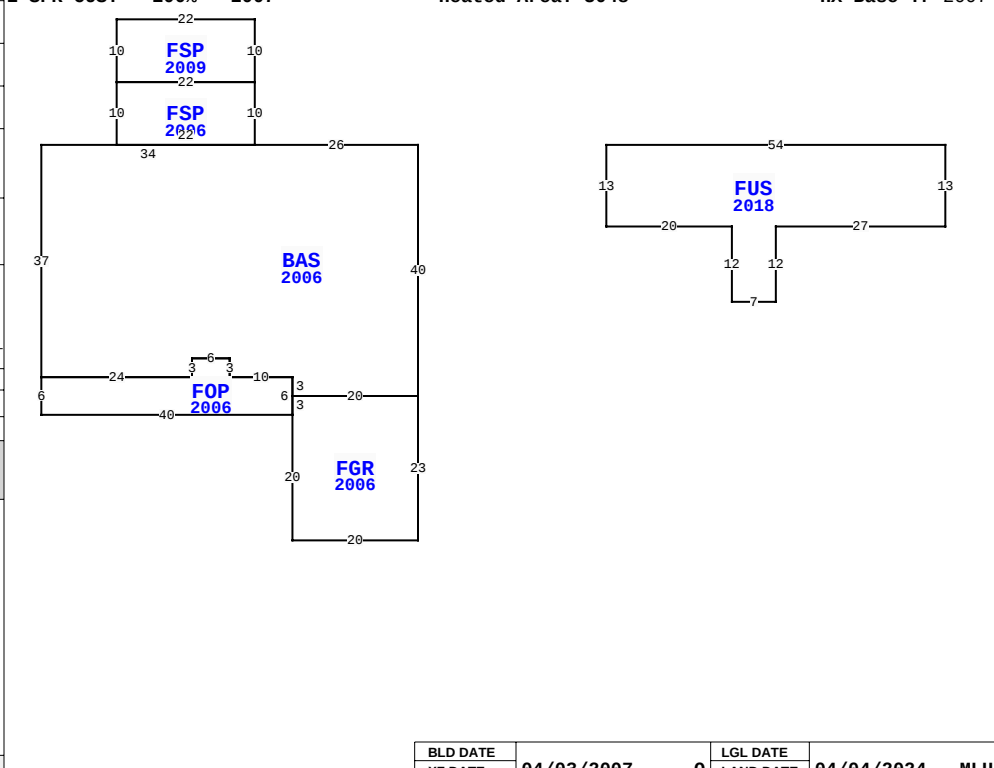
TOTALS	4,206		3,554	539,866
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0812	CONCRETE C	0 100	0	0	1,418.00	SF	4.00	4.00	100	2006
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2009
4	0855	CONC PAVER	0 100	0	0	272.00	SF	10.00	10.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 01/14/2020 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,554	107.7300	161.60	574,326	2006	2010	0	0	6.00	94.00
1 SFR CUST - 100% - 2007											
Heated Area: 3048											
HX Base Yr 2007											



96159 OYSTER BAY DR, FERNANDINA BEACH											
BLD DATE 04/03/2007 LGL DATE 04/04/2024											
XF DATE 0 INC DATE 0 LAND DATE 0 AG DATE 0											
MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 539,866											
TOTAL MARKET OB/XF VALUE 12,533											
TOTAL LAND VALUE - MARKET 140,000											
TOTAL MARKET VALUE 692,399											
SOH/AGL Deduction 325,041											
ASSESSED VALUE 367,358											
TOTAL EXEMPTION VALUE HX HB WR 55,000											
BASE TAXABLE VALUE 312,358											
TOTAL JUST VALUE 692,399											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 663,502											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11819	REPAIR/RRF	3,000	04/01/2009
B22348	XFOB	2,720	03/01/2009
E15789	ELEC OTHER	7,500	09/01/2005
M10257	MECH OTHER	0	09/01/2005
P0509557	OTHER	0	06/01/2005
C0515187	NEW CONSTR	203,537	05/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1380/0376	1/09/2006	WD	Q	I		466,600			
GRANTOR:AMELIA DEVELOPMENT CO									
GRANTEE:BURRIS STEVEN R & W									
1247/0856	7/22/2004	WD	U	V	19	85,900			
GRANTOR:HIOTT CONTRACTING INC									
GRANTEE:AMELIA DEVELOPMENT									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W26 FSP=[YR=2006] N10 FSP=[YR=2009] N10 W22											
S10 E22\$ W22 S10 E22 \$ W34 S37 FOP=[YR=2006] S6 E40											
FGR=[YR=2006] S20 E20 N23 W20 S3 \$ N6 W10 N3 W6 S3 W24 \$ E24											
N3 E6 S3 E10 S3 E20 N40 \$ PTR= E30 FUS=[YR=2018] E54 S13 W27											
S12 W7 N12 W20 N13 \$ W30 \$.											