



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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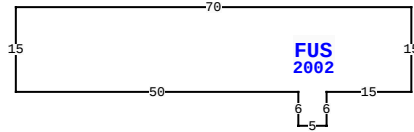
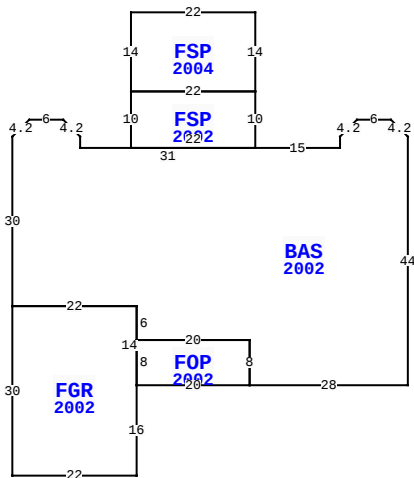
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,574	100	2,574	364,918
FGR	660	55	363	51,462
FOP	160	30	48	6,805
FSP	220	40	88	12,476
FSP	308	40	123	17,437
FUS	1,080	100	1,080	153,113

TOTALS	5,002		4,276	606,212
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVR	0 100	0	0	1,951.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	1127	BRICK 8"	0 100	18	0	54.00	SF	5.50	5.50
4	0462	ST/AL FNC	0 100	120	0	480.00	SF	10.00	10.00
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,276	102.1020	153.15	654,869	2002	2008	0	0	7.43	92.57
1 SFR CUST - 100% - 2020				Heated Area: 3654				HX Base Yr 2020			



96195 OYSTER BAY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0855	CONC PAVR	0 100	0	0	1,951.00	SF	10.00	10.00	100	2007	2007	3	88	17,169	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
3	1127	BRICK 8"	0 100	18	0	54.00	SF	5.50	5.50	100	2002	2002	3	95	282	
4	0462	ST/AL FNC	0 100	120	0	480.00	SF	10.00	10.00	100	2003	2003	3	32	1,536	
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	61	366	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2004	2004	3	22	1,100	

TOTAL OB/XF										26,473						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		606,212	
TOTAL MARKET OB/XF VALUE		26,473	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		772,685	
SOH/AGL Deduction		276,127	
ASSESSED VALUE		496,558	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		446,558	
TOTAL JUST VALUE		772,685	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		741,277	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1901490	H/AC	4,985	02/15/2019
R07150	REPAIR/RRF	800	02/01/2005
B0209270	NEW CONSTR	272,653	01/01/2002
E1296	CHNGE SRVC	200	10/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2304/1465	9/12/2019	WD	Q	I	01	595,000	
GRANTOR:PEVY ROBERT W & KATHY							
GRANTEE:PIEPENBRING RUSSELL							
0828/1610	4/06/1998	WD	Q	V		50,000	
GRANTOR:RUDNICK JAMES M							
GRANTEE:PEVY ROBERT & KATHY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] L3 U3 W6 D3 L3 S2 W15 FSP=[YR=2002] N10									
FSP=[YR=2004] N14 W22 S14 E22\$ W22 S10 E22\$ W31 N2 L3 U3 W6									
D3 L3 S30 FGR=[YR=2002] S30 E22 N16 FOP=[YR=2002] E20N8									
W20 S8\$ N14 W22\$ E22 S6 E20 S8 E28 N44\$ PTR= E20 S10									
FUS=[YR=2002] E70 S15 W15 S6 W5 N6 W50 N15 \$ N10 W20 \$.									