

BLOCK 2 LOT 2
IN OR 1860/1191
OYSTER BAY #1 PB 5/262

MARSHBURN ROBERT W & SUSAN V
96088 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5480-0002-0020



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		11	CLAY TITL 70	
Interior Floor		13	LVT/LAMNT 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	2,449	100	2,449	385,196
FGR	549	55	302	47,500
FOP	280	30	84	13,212
FSP	280	40	112	17,616
TOTALS	3,558		2,947	463,526

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,947	117.1569	175.74	517,906	1997	2002	0	0	10.50	89.50

1 SFR CUST - 100% - 2014

Heated Area: 2449

HX Base Yr 2014

The floor plan diagram illustrates a building layout with four distinct areas: BAS 1997 (a large central rectangle), FGR 1997 (a rectangle at the bottom left), FOP 1997 (a horizontal strip at the bottom right), and FSP 2007 (a rectangle at the top right). Dimensions are provided for various sections: BAS 1997 has a left side of 41, a top side of 29, and a right side of 46. FGR 1997 has a left side of 21, a bottom side of 25, and a right side of 14. FOP 1997 has a top side of 50 and a bottom side of 40. FSP 2007 has a top side of 14, a right side of 14, and a bottom side of 20. Other dimensions include 9, 12, 10, 7, 2, and 25.

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/04/2024

MLU