

BLOCK 2 LOT 5
IN OR 1424/319
OYSTER BAY #1 PB 5/262

MOORE LIVING TRUST
C/O LISA GRADY, 456 35TH ST
MANHATTAN BEACH, CA 90266

2024

46-3N-28-5480-0002-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	259,706
FGR	660	55	363	50,739
FOP	219	30	66	9,225
FSP	193	40	77	10,762
FUS	1,110	100	1,110	155,152
STR	44	10	4	559

TOTALS	4,084		3,478	486,144
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	1,500.00	SF	4.00
3	1242	WD DECK A	0	0	0	0	183.00	SF	10.00
4	1126	CB/STC 8"	0	0	19	0	76.00	SF	8.00
5	1126	CB/STC 8"	0	0	18	0	72.00	SF	8.00

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	0		PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,478	105.2940	157.94	549,315	1995	2000	0	0	11.50	88.50	
1 SFR CUST - 0% - 0												
Heated Area: 2968 HX Base Yr												
96150 OYSTER BAY DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/04/2024 MLU												

TOTAL OB/XF												
6,935												

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6,935												

Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			486,144
TOTAL MARKET OB/XF VALUE			6,935
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			633,079
SOH/AGL Deduction			148,635
ASSESSED VALUE			484,444
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			484,444
TOTAL JUST VALUE			633,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			606,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R181164	REPAIR/RRF	17,298	02/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/0319	6/28/2006	WD	U	I	01	100
GRANTOR: MOORE DON F & GAIL O						
GRANTEE: MOORE DONALD F & GA						
1316/1315	5/11/2005	WD	Q	I		465,000
GRANTOR: WYCKOFF RAYMOND W & P						
GRANTEE: MOORE DON F & GAIL						

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1995] W32 FSP=[YR=2017] N15 W20 S7 E11 D3 R3 S5 E6 \$BAS=[YR=1995] W6 N5 L3 U3 W11 N7 W32 S19 E6 S19 FOP=[YR=1995] S14 E7 STR=[YR=2006] S4 E11 N4 W11\$ E18 N9 W7 S3 W12 N8 W6 \$ E6 S8 E12 N3 E21 N12 E11 N9 W4 N7\$ S7 E4 S13 E4 S3 E24 N23 \$ PTR= N10 W105 FUS=[YR=1995] W14 S12 W25 S19 E6 S8 E12 N3 E21 N36\$ E105 S10\$.									

BUILDING NOTES									

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