

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0500 01 2,713 114.4080 171.61 465,578 1992 2008 0 0 7.50 92.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2023 Heated Area: 2366 HX Base Yr 2023										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 430,660									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 73,636									
Interior Floo 12 HARDWOOD 70																				TOTAL LAND VALUE - MARKET 140,000									
Interior Floo 14 CARPET 30																				TOTAL MARKET VALUE 644,296									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 26,762									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 617,534									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2.5 100																				BASE TAXABLE VALUE 567,534									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 644,296									
Stories 1. 1. 100																				NCON VALUE 46,800									
Units 0 100										INCOME VALUE																			
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 554,111																			
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 2,177 100 2,177 345,575																													
FGR 522 55 287 45,558																													
FOP 145 30 44 6,985																													
PTO 318 5 16 2,540																													
SFB 236 80 189 30,001																													
TOTALS 3,398 2,713 430,660																													
EXTRA FEATURES										96168 OYSTER BAY DR, FERNANDINA BEACH																			
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										BLD DATE LGL DATE																			
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1992 1992 3 72 2,520										XF DATE LAND DATE																			
2 0463 FENCE GATE 0 100 0 0 3.00 UT 300.00 300.00 100 2012 2012 3 83 747										INC DATE AG DATE																			
3 0462 ST/AL FNC 0 100 198 0 792.00 SF 10.00 10.00 100 2012 2012 3 68 5,386										04/04/2024 MLU																			
4 0855 CONC PAVER 0 100 0 0 356.00 SF 10.00 10.00 100 2016 2016 3 96 3,418																													
5 0855 CONC PAVER 0 100 0 0 1,538.00 SF 10.00 10.00 100 2016 2016 3 96 14,765																													
6 0912 SCR N RM G 1 100 0 0 825.00 SF 20.00 20.00 100 2023 2023 100 16,500																													
7 0861 POOL GUNIT 1 100 0 0 294.00 SF 85.00 85.00 100 2023 2023 100 24,990																													
8 0855 CONC PAVER 1 100 0 0 531.00 SF 10.00 10.00 100 2023 2023 100 5,310																													
LAND DESCRIPTION										TOTAL OB/XF 73,636																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 04/20/2023 BY DJ										Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS																			