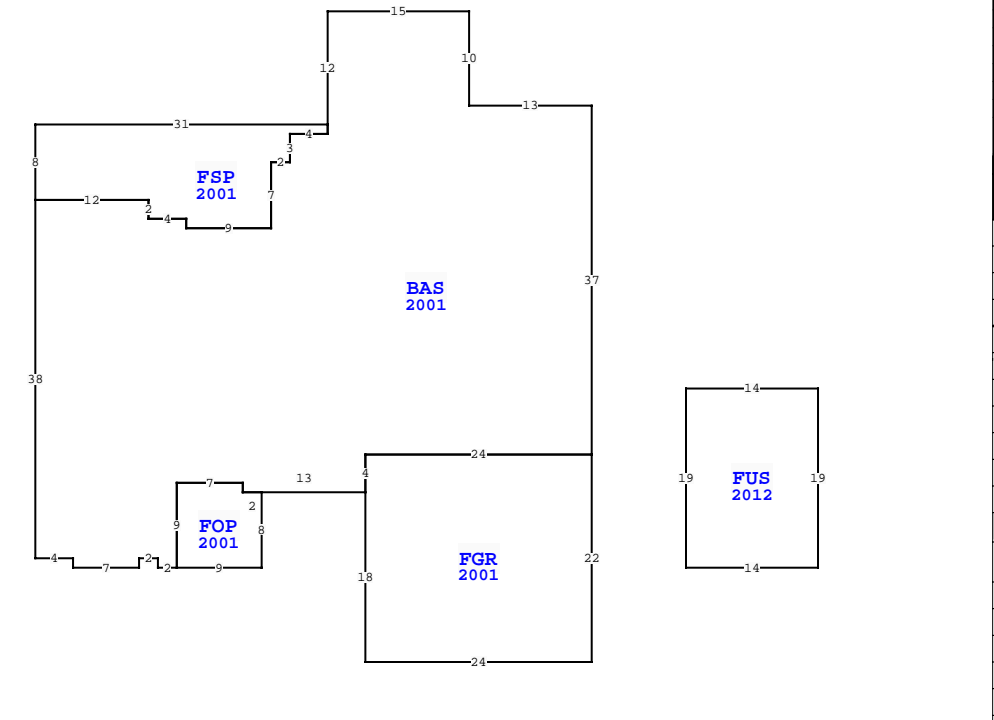




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,950	110.4453	165.67	488,726	2001	2004	0	0	0	9.50 90.50



NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,297
TOTAL MARKET OB/XF VALUE		47,221
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		629,518
SOH/AGL Deduction		301,990
ASSESSED VALUE		327,528
TOTAL EXEMPTION VALUE		55,000
BASE TAXABLE VALUE		272,528
TOTAL JUST VALUE		629,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,173

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	2,271	100	2,271	340,494
FGR	528	55	290	43,480
FOP	79	30	24	3,598
FSP	247	40	99	14,843
FUS	266	100	266	39,882
TOTALS	3,391		2,950	442,297

96240 OYSTER BAY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906031	REPAIR/RRF	0	07/01/2019
B1226609	ADDITION	15,438	11/01/2012
B1226490	SWIM POOL	27,600	10/01/2012
B047366	NEW CONSTR	200,000	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/1334	7/17/2024	WD	U	I	11	100

GRANTOR: HISSIM PATRICIA
GRANTEE: HISSIM PATRICIA TEE
1798/0914 6/15/2012 WD Q I 02 329,000
GRANTOR: EDWARDS EVA FRIDY
GRANTEE: HISSIM ANDREW & PAT

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	0812	CONCRETE C	0	100	0	1,935.00	SF	4.00	4.00	100	2001	2001	3	80	6,192	
2	0462	ST/AL FNC	0	100	0	672.00	SF	10.00	10.00	100	2002	2002	3	30	2,016	
3	0911	SCRN RM A	0	100	0	775.00	SF	17.50	17.50	100	2013	2013	3	60	8,138	
4	0861	POOL GUNIT	0	100	0	463.00	SF	85.00	85.00	100	2013	2013	3	71	27,942	
5	0855	CONC PAVER	0	100	0	312.00	SF	10.00	10.00	100	2013	2013	3	94	2,933	
TOTAL OB/XF 47,221																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2001] W13 N10 W15 S12 FSP=[YR=2001] W31 S8 E12 S2 E4 S1 E9 N7 E2 N3 E4 N1 \$ S1 W4 S3 W2 S7 W9 N1 W4 N2 W12 S38 E4 S1 E7 N1 E2 S1 E2 POP=[YR=2001] E9 N8 W2 N1 W7 S9 \$ N9 E7 S1 E13 FGR=[YR=2001] S18 E24 N22 W24 S4 \$ N4 E24 N37 \$ PTR=E10 S30 FUS=[YR=2012] E14 S19 W14 N19 \$ N30 W10 \$.

LAND DESCRIPTION		TOTAL OB/XF 47,221																						
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	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							