

BLOCK 2 LOT 11
IN OR 1702/927
OYSTER BAY #1 PB 5/262

SINOR BUDDY R & SUSAN S
96282 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034-6164

2024

46-3N-28-5480-0002-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	1,779	284,800
FGR	483	55	266	42,584
FOP	190	30	57	9,125
FSP	480	40	192	30,737
FUS	880	100	880	140,879

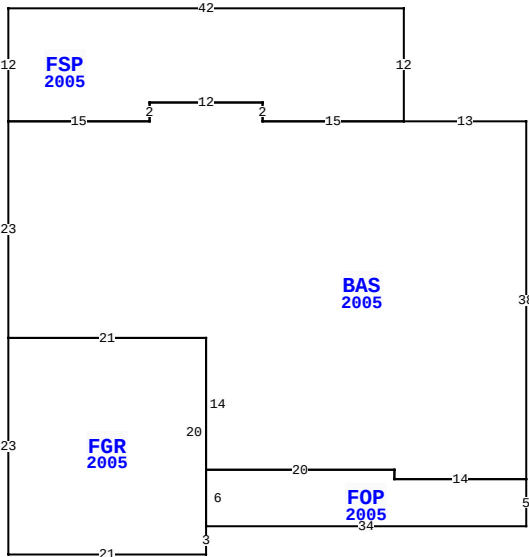
TOTALS	3,812		3,174	508,126
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,547.00	SF	4.00	4.00	
3	0855	CONC PAVER	0	100	0	0	714.00	SF	10.00	10.00	
4	0300	BOAT DCK W	0	100	0	0	158.00	SF	40.00	40.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	01/14/2020	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,174	114.7608	172.14	546,372	2005	2008	0	0	7.00	93.00
1 SFR CUST - 100% - 2016											
Heated Area: 2659											
HX Base Yr 2016											



96282 OYSTER BAY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			508,126
TOTAL MARKET OB/XF VALUE			17,105
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			665,231
SOH/AGL Deduction			278,136
ASSESSED VALUE			387,095
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			337,095
TOTAL JUST VALUE			665,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			614,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003798	REPAIR/RRF	2,500	05/01/2020
B13205	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1702/0927	9/24/2010	WD U	I	I	11	274,000
GRANTOR: LASALLE BANK NATIONAL						
GRANTEE: SINOR BUDDY R & SUS						
1650/1034	11/30/2009	CT U	I	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LASALLE BANK NATION						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W13 FSP=[YR=2005] N12 W42 S12 E15 N2 E12 S2 E15\$ W15 N2 W12 S2 W15 S23 FGR=[YR=2005] S23 E21 N3 FOP=[YR=2005] E34 N5 W14 N1 W20 S6\$ N20 W21\$ E21 S14 E20 S1 E14 N38\$ PTR=E15 FUS=[YR=2005] E26 S24 W9 S18 W5 S1 W4 N1 W5 N18 W3 N24\$ W15\$.											

TOTAL OB/XF											
17,105											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	

Market:	0	Agricultural:	0	Common:	140,000
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