BLOCK 2 LOT 14
IN OR 1889/239
OYSTER BAY #1 PB 5/262

MCCRANEY JOHN M JR & CHERYL K
96334 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5480-0002-0140

BUILDING CHARACTERISTICS

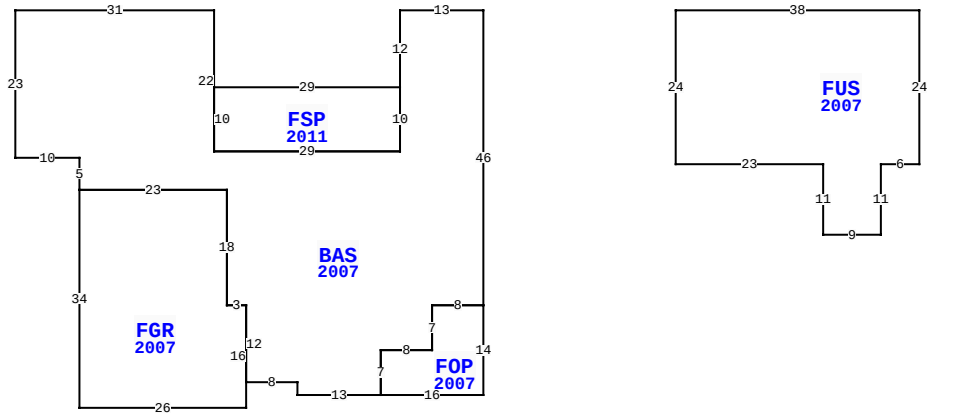
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	2,410	100	2,410	350,683
FGR	830	55	456	66,353
FOP	168	30	50	7,276
FSP	290	40	116	16,879
FUS	1,011	100	1,011	147,112
TOTALS	4,709		4,043	588,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,043	104.8740	157.31	636,004	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2014 Heated Area: 3421 HX Base Yr 2014



96334 OYSTER BAY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		588,304
TOTAL MARKET OB/XF VALUE		26,397
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		754,701
SOH/AGL Deduction		278,244
ASSESSED VALUE		476,457
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		426,457
TOTAL JUST VALUE		754,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		723,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12214	MECH OTHER	0	11/01/2006
E18113	ELEC OTHER	0	09/01/2006
P11570	OTHER	0	09/01/2006
C18421	CO ISSUED	0	08/01/2006
B18421	NEW CONSTR	400,000	08/01/2006
R09651	REPAIR/RRF	10,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/0239	11/07/2013	WD	U	I	11	100
GRANTOR: RYAN MICHAEL D & CYNT						
GRANTEE: MCCRANEY JOHN M JR						
1879/1044	9/13/2013	WD	Q	I	02	505,000
GRANTOR: RYAN MICHAEL D & CYNT						
GRANTEE: MCCRANEY JOHN M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 S12 FSP=[YR=2011] W29 S10 E29 N10 $ S10 W29 N22 W31 S23 E10 S5 FGR=[YR=2007] S34 E26 N16 W3 N18 W23 $ E23 S18 E3 S12 E8 S2 E13 FOP=[YR=2007] E16 N14 W8 S7 W8 S7 $ N7 E8 N7 E8 N46 $ PTR=E30 FUS=[YR=2007] E38 S24 W6 S11 W9 N11 W23 N24 $ W30 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	2,290.00	SF	4.00	4.00	100	2007	2007	3	88	8,061	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2014	2014	3	87	783	
5	0462	ST/AL FNC	0	100	4	0	816.00	SF	10.00	10.00	100	2014	2014	3	75	6,120	
6	0855	CONC PAVER	0	100	0	0	705.00	SF	10.00	10.00	100	2015	2015	3	95	6,698	

LAND DESCRIPTION

TOTAL OB/XF 26,397

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 06/16/2022 BY KWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS