BLOCK 3 LOT 3
OYSTER BAY #1 PB 5/262

WILLIAMSON DAVID E & LISA J
96279 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5480-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

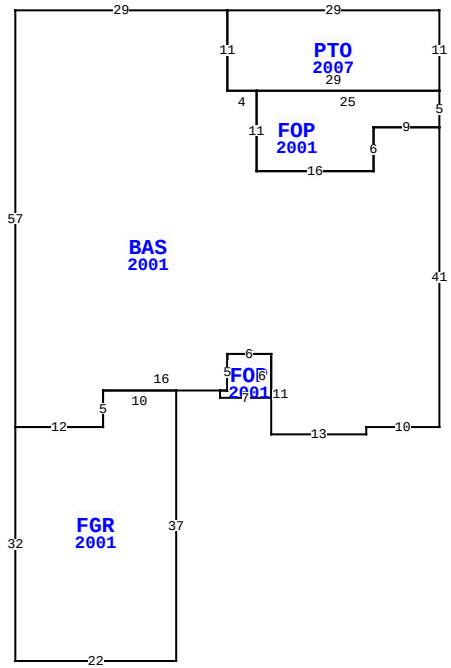
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 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	2,634	100	2,634	418,033
FGR	754	55	415	65,864
FOP	37	30	11	1,746
FOP	221	30	66	10,475
PTO	319	5	16	2,539
TOTALS	3,965		3,142	498,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,142	115.6302	173.45	544,980	2001	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2022 Heated Area: 2634 HX Base Yr 2022



96279 OYSTER BAY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		498,657
TOTAL MARKET OB/XF VALUE		16,882
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		655,539
SOH/AGL Deduction		129,537
ASSESSED VALUE		526,002
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		476,002
TOTAL JUST VALUE		655,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100131	REPAIR/RRF	22,324	02/04/2021
M1420489	H/AC	0	12/02/2014
B18631	ADDITION	7,890	10/01/2006
E07182	NEW CONSTR	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/1758	1/15/2021	WD	Q	I	01	475,000
GRANTOR: KING GARY S & WANDA I						
GRANTEE: WILLIAMSON DAVID E						
1433/1910	8/02/2006	WD	Q	I		543,000
GRANTOR: HAYNES MEL V SR & DEB						
GRANTEE: KING GARY S & WANDA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W29 BAS=[YR=2001] W29 S57 FGR=[YR=2001] S32 E22 N37 W10 S5 W12 $ E12 N5 E16 FOP=[YR=2001] S1 E7 N6 W6 S5 W1$ E1 N5 E6 S11 E13 N1 E10 N41 FOP=[YR=2001] N5 W25 S11 E16 N6 E9$ W9 S6 W16 N11 W4 N11$ S11 E29 N11$.

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	1123	CB 8"	0	100	26	6	156.00	SF	6.15	6.15	100	2001	2001	3	80	768	
2	0819	CONC 12"	0	100	16	4	64.00	SF	9.50	9.50	100	2001	2001	3	80	486	
3	0855	CONC PAVER	0	100	0	0	1,750.00	SF	10.00	10.00	100	2001	2001	3	80	14,000	
4	0911	SCRN RM A	0	100	0	0	300.00	SF	17.50	17.50	100	2007	2007	3	31	1,628	

LAND DESCRIPTION

TOTAL OB/XF 16,882

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 08/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS