

BLOCK 3 LOT 4
IN OR 2153/1924
OYSTER BAY #1 PB 5/262

CADE FAMILY TRUST/CADE CANDACE A TRUSTEE
96295 OYSTER BAY DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5480-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

NEIGHBORHOOD/LOC	4024.00
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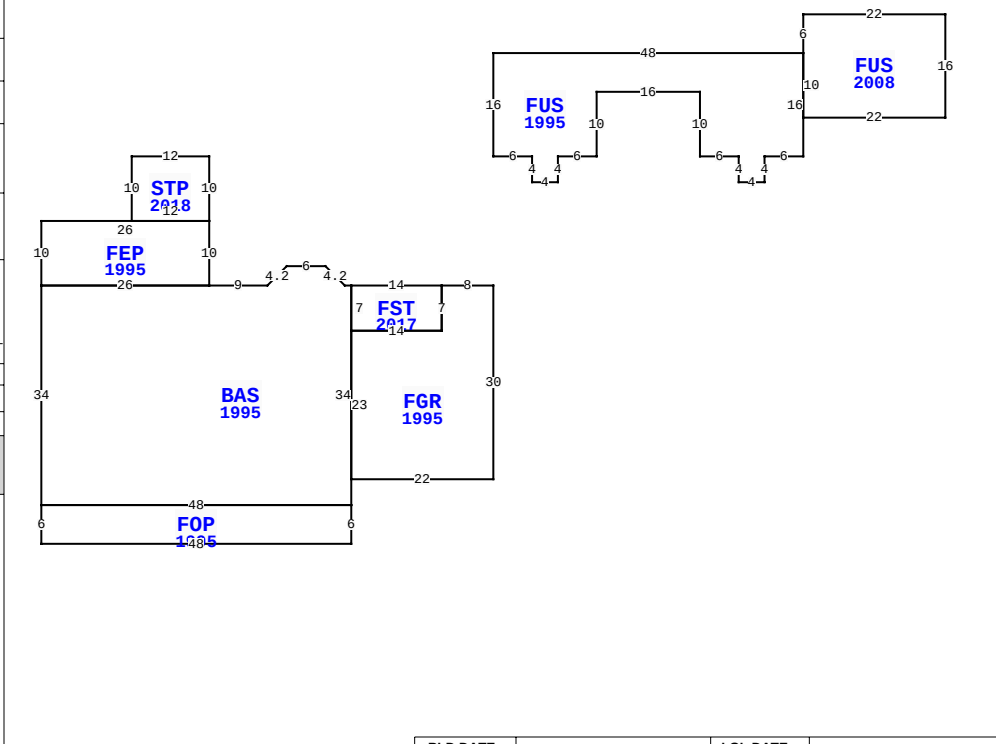
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100	1,659	246,354
FEP	260	80	208	30,887
FGR	562	55	309	45,885
FOP	288	30	86	12,771
FST	98	55	54	8,019
FUS	640	100	640	95,037
FUS	352	100	352	52,270
STP	120	10	12	1,782
TOTALS	3,979		3,320	493,005

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0			1,251.00	SF	4.00					
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00					
3	0855	CONC PAVER	0	100	18	18			324.00	SF	10.00					

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000133	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,320	108.1920	162.29	538,803	1995	2005	0	0	8.50	91.50
1 SFR CUST - 100% - 2021											
Heated Area: 2651											
HX Base Yr 2021											



96295 OYSTER BAY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,341											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			493,005
TOTAL MARKET OB/XF VALUE			9,341
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			642,346
SOH/AGL Deduction			242,197
ASSESSED VALUE			400,149
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			345,149
TOTAL JUST VALUE			642,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			593,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703438	REPAIR/RRF	19,200	06/01/2017
B1702954	REMODEL	82,000	05/01/2017
9501610	NEW CONSTR	120,000	01/01/1995
B9401558	FOUNDATION	2,300	12/01/1994

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
2153/1924	10/02/2017	WD U I	11
GRANTOR: CADE ERVIN E & CANDAC			
GRANTEE: CADE FAMILY TRUST E			
1901/0514	1/30/2014	SW Q I	02
GRANTOR: FEDERAL NATIONAL MORT			
GRANTEE: CADE ERVIN E & CAND			

BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=1995] W8 FST=[YR=2017] W14 BAS=[YR=1995] W1 U3 L3 W6 L3 D3 W9 FEP=[YR=1995] N10 STP=[YR=2018] N10 W12 S10 E12\$ W26 S10 E26\$ W26 S34 FOP=[YR=1995] S6 E48 N6 W48\$E48 N34\$ S7 E14 N7\$ S7 W14 S23E22 N30\$ PTR=N20 FUS=[YR=1995] N16 E48 FUS=[YR=2008] N6 E22 S16 W22 N10\$ S16 W6 S4 W4 N4 W6 N10 W16 S10 W6 S4 W4 N4 W6\$ S20\$.			