BLOCK 3 LOT 6
OYSTER BAY #1 PB 5/262

DONIAT CLAUDIA
96331 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5480-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

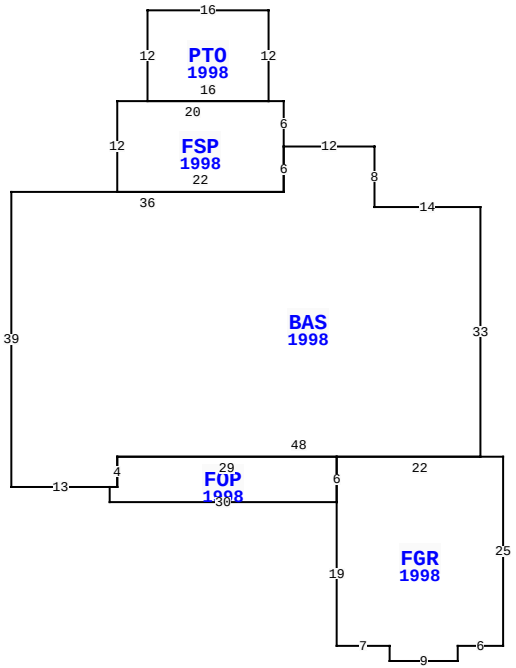
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,270	100	2,270	372,125
FGR	568	55	312	51,147
FOP	176	30	53	8,688
FSP	264	40	106	17,377
PTO	192	5	10	1,639
TOTALS	3,470		2,751	450,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,751	120.7584	181.14	498,316	1998	2004	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2021 Heated Area: 2270 HX Base Yr 2021



96331 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		450,976
TOTAL MARKET OB/XF VALUE		8,859
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		599,835
SOH/AGL Deduction		226,093
ASSESSED VALUE		373,742
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,742
TOTAL JUST VALUE		599,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105592	ROOF	22,560	05/03/2021
984884	NEW CONSTR	150,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2368/1553	6/15/2020	WD	Q	I	02	419,900
GRANTOR: POWELL LINDA R						
GRANTEE: DONIAT CLAUDIA						
1356/0148	10/05/2005	WD	Q	I		410,000
GRANTOR: WOODS WILLIAM T & DOR						
GRANTEE: POWELL LINDA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 N8 W12 FSP=[YR=1998] N6 W2 PTO=[YR=1998] N12 W16 S12 E16$ W20 S12 E22 N6$ S6 W36 S39 E13 FOP=[YR=1998] S2 E30 FGR=[YR=1998] S19 E7 S2 E9 N2 E6 N25 W22 S6$ N6 W29 S4 W1$ E1 N4 E48 N33$.

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	0810	CONCRETE A	0	100	0	0	241.00	SF	6.50	6.50	100	1998	1998	3	75	1,175	
2	0810	CONCRETE A	0	100	0	0	1,522.00	SF	6.50	6.50	100	1998	1998	3	75	7,420	
3	1126	CB/STC 8"	0	100	11	4	44.00	SF	8.00	8.00	100	1998	1998	3	75	264	

LAND DESCRIPTION

TOTAL OB/XF 8,859

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 01/14/2020 BY TWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS