

BLOCK 3 LOT 7
IN OR 1539/271
OYSTER BAY #1 PB 5/262

DRAGER LIVING TRUST/DRAGER JAMES M TRUSTEE
96359 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5480-0003-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		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	1,546	100	1,546	258,749
DCK	72	10	7	1,171
DCK	164	10	16	2,678
FGR	850	55	468	78,327
FOP	120	30	36	6,025
FOP	120	30	36	6,025
FOP	408	30	122	20,419
FSP	684	40	274	45,859
FSP	710	40	284	47,532
FUS	2,409	100	2,409	403,187
TOTALS	7,258		5,338	893,405

** This building has 11 Sub-Areas

96359 OYSTER BAY DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

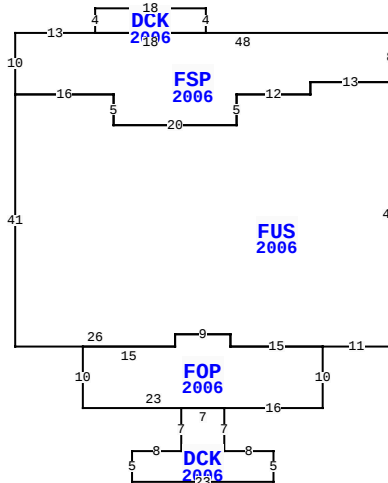
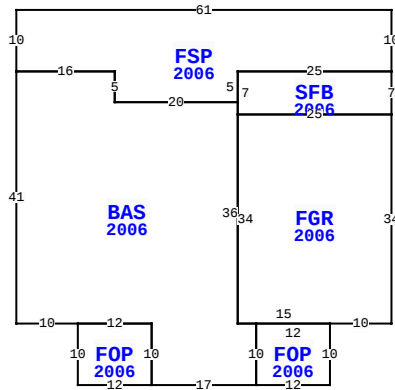
LGL DATE
LAND DATE
AG DATE

04/04/2024 MLU

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0410	ELEVATOR	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2006	2006	3	100	15,000	
3	0812	CONCRETE C	0 100	0	0	2,221.00	SF	4.00	4.00	100	2006	2006	3	87	7,729	
4	0855	CONC PAVER	0 100	0	0	216.00	SF	10.00	10.00	100	2006	2006	3	87	1,879	
5	1242	WD DECK A	0 100	12	20	240.00	SF	10.00	10.00	100	2007	2007	3	31	744	
6	0911	SCRN RM A	0 100	12	20	240.00	SF	17.50	17.50	100	2007	2007	3	31	1,302	
7	0910	SCRN RM L	0 100	12	20	240.00	SF	15.00	15.00	100	2007	2007	3	31	1,116	

LAND DESCRIPTION			TOTAL OB/XF 29,570													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	5,338	118.7025	178.05	950,431	2006	2010	0	0	0	6.00	94.00	
1 SFR CUST - 100% - 2007				Heated Area: 4095				HX Base Yr 2007					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		893,405	
TOTAL MARKET OB/XF VALUE		29,570	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		1,062,975	
SOH/AGL Deduction		505,955	
ASSESSED VALUE		557,020	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		507,020	
TOTAL JUST VALUE		1,062,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,018,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808808	REMODEL	42,000	08/28/2018
B19566	SWIM POOL	20,000	03/01/2007
M11571	MECH OTHER	0	05/01/2006
E17063	ELEC OTHER	2,000	04/01/2006
P10979	OTHER	0	04/01/2006
C17323	CO ISSUED	306,920	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1539/0271	12/04/2007	WD	U	I	01
GRANTOR: DRAGER JAMES M & BARB					SALE PRICE
GRANTEE: DRAGER JAMES M & BA					
1462/1976	12/04/2006	WD	Q	I	
GRANTOR: GARNER MARK J & REBEK					699,000
GRANTEE: DRAGER JAMES M & BA					

BUILDING NOTES																
BUILDING DIMENSIONS																
FSP=[YR=2006] W61 S10 BAS=[YR=2006] S41 E10 FOP=[YR=2006] S10 E12 N10 W12\$ E12 S10 E17 FOP=[YR=2006] E12 N10 FGR=[YR=2006] E10 N34SFB=[YR=2006] N7 W25 S7 E25\$ W25 S34 E15\$ W12 S10\$ N10 W3 N36 W20 N5 W16\$ E16 S5 E20 N5 E25 N10\$ PTR=[YR=2006] E25 FSP=[YR=2006] E13 DCK=[YR=2006] N4 E18 S4 W18\$ E48 S8 FUS=[YR=2006] S43 W11 FOP=[YR=2006] S10 W16 DCK=[YR=2006] S7 E8 S5 W23 N5 E8 N7 E7\$ W23 N10 E15 N2 E9 S2 E15\$ W15 N2 W9 S2 W26 N41 E16 S5 E20 N5 E12 N2 E13\$ W13 S2 W12 S5 W20 N5 W16 N10\$ W25\$.																