

LOT C-4
IN OR 2458/1092
VILLAS AT OYSTER BAY HARBOURS

TAORMINA DAVID PAUL/RAMDIAL RASHMI
96456 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5481-00C4-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4024.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	106	100	106	22,844
FGR	761	55	419	90,295
FOP	105	30	32	6,896
FOP	140	30	42	9,051
FOP	166	30	50	10,775
FOP	289	30	87	18,748
FST	54	55	30	6,465
FST	70	55	38	8,190
FUS	1,345	100	1,345	289,851
FUS	1,388	100	1,388	299,118
TOTALS	4,849		3,611	778,179

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	0855	CONC PAVER	0 100	62	3	186.00	SF	10.00	10.00	100	2020	2020	3	99	1,841	
2	0855	CONC PAVER	0 100	0	0	1,348.00	SF	10.00	10.00	100	2020	2020	3	99	13,345	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION			TOTAL OB/XF 18,651													
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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00

REVIEW DATE	02/04/2020	BY	KW
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MARKET ADJUSTMENTS												HEATED AREA: 2839				HX Base Yr 2022			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
0500	11	3,611	145.4112	218.12	787,631	2020	2020	0	0	0	1.20	98.80							
1 SFR CUST - 100% - 2022																			
** This building has 12 Sub-Areas																			
96456 BAY VIEW DR, FERNANDINA BEACH										BLD DATE		LGL DATE		04/04/2024 MLU				XF DATE	
										INC DATE		LAND DATE						AG DATE	

BUILDING NOTES																
BUILDING DIMENSIONS																
UOP=[YR=2020] W32 S10 FGR=[YR=2020] S40 E22 FST=[YR=2020] E10 N7 BAS=[YR=2020] N16 FOP=[YR=2020] N17 W17 S17 E17S W10 S3 E6 S9 W6 S4 E10S W10 S7 \$ N11 FST=[YR=2020] N9 E6 S9 W6S N12 W7 N17 W15\$ E32 N10\$ PTR= E15 FUS=[YR=2020] E15 FOP=[YR=2020] E17 S10 W14 U3 L3 N7\$ S7 D3 R3 E14S33 FOP=[YR=2020] S8 W2 STR=[YR=2020] S17 W9 N5 E4 N12 E5\$ W13 N1 E1 N3 U4 R4 E10\$ W10 D4 L4 S3 W18 N50\$ E50 FUS=[YR=2020] E18 FOP=[YR=2020] E14 S10 W14 N10\$ S10 E14 S33 W14 S7 W5 S2 W13 N52\$ W65\$.																

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY		Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE						778,179	
TOTAL MARKET OB/XF VALUE						18,651	
TOTAL LAND VALUE - MARKET						160,000	
TOTAL MARKET VALUE						956,830	
SOH/AGL Deduction						269,068	
ASSESSED VALUE						687,762	
TOTAL EXEMPTION VALUE		HX HB				50,000	
BASE TAXABLE VALUE						637,762	
TOTAL JUST VALUE						956,830	
NCON VALUE						0	
INCOME VALUE							
PREVIOUS YEAR MKT VALUE						906,648	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204234	CO ISSUED	0	05/18/2020
B1909524	NEW CONSTR	400,178	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2458/1092	4/26/2021	WD Q	Q	I	01	799,000	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: TAORMINA DAVID PAUL							
2213/0432	7/17/2018	SW Q	Q	V	01	100,000	
GRANTOR: OB ISLAND HOMES LLC							
GRANTEE: NEW ATLANTIC BUILD							

BUILDING NOTES																
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