LOT C-5
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

CROSLEY POWEL & MICHELLE MCKENZIE
96462 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5481-00C5-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

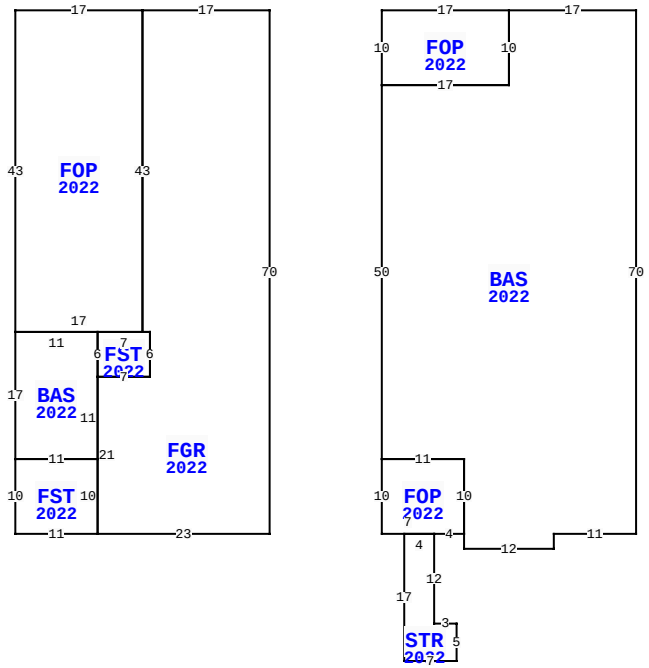
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	187	100	187	41,692
BAS	2,124	100	2,124	473,548
FGR	1,310	55	720	160,525
FOP	110	30	33	7,358
FOP	170	30	51	11,371
FOP	731	30	219	48,827
FST	42	55	23	5,128
FST	110	55	60	13,377
STR	83	10	8	1,784
TOTALS	4,867		3,425	763,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,425	149.0069	223.51	765,522	2022	2022	0	0	0	0.25	99.75

1 SFR CUST – 100% - 2024 Heated Area: 2311 HX Base Yr 2024



96462 BAY VIEW 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		763,608
TOTAL MARKET OB/XF VALUE		12,920
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		936,528
SOH/AGL Deduction		419,019
ASSESSED VALUE		517,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		467,509
TOTAL JUST VALUE		936,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		885,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018898	CO ISSUED	0	12/29/2022
B2101824	NEW CONSTR	376,119	02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/758	4/10/2023	WD	Q	I	01	950,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CROSLEY POWEL & MIC						
2404/0087	10/23/2020	SW	Q	V	01	105,000
GRANTOR: O B ISLAND HOMES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

EXTRA FEATURES

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	0	0	1,292.00	SF	10.00	10.00	100	2022	2022	3	100	12,920	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=32,0] E17 S70 W11 S2 W12 N2 N10 W11 N50 E17 N10 $
FGR=[YR=2022;ORIG=0,0] W17 S43 E1 S6 W7 S21 E23 N70 $
FOP=[YR=2022;ORIG=-17,0] W17 S43 E17 N43 $
BAS=[YR=2022;ORIG=-34,43] S17 E11 N11 N6 W11 $
FOP=[YR=2022;ORIG=15,0] E17 S10 W17 N10 $
FST=[YR=2022;ORIG=-34,60] S10 E11 N10 W11 $
FOP=[YR=2022;ORIG=26,70] W4 W7 N10 E11 S10 $
STR=[YR=2022;ORIG=22,70] S12 E3 S5 W7 N17 E4 $
FST=[YR=2022;ORIG=-23,49] E7 N6 W7 S6 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,920

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	160,000							

REVIEW DATE 01/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS