

LOT C-6
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

ARTISAN HOMES II LLC
9995 GATE PKWY N STE 400
JACKSONVILLE, FL 32246

2024

46-3N-28-5481-00C6-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
															VALUATION BY STANDARD																								
					Tax Group: 4										Tax Dist:																								
					BUILDING MARKET VALUE										0																								
					TOTAL MARKET OB/XF VALUE										0																								
					TOTAL LAND VALUE - MARKET										160,000																								
					TOTAL MARKET VALUE										160,000																								
					SOH/AGL Deduction										16,313																								
					ASSESSED VALUE										143,687																								
					TOTAL EXEMPTION VALUE										0																								
					BASE TAXABLE VALUE										143,687																								
DOR CODE					0000					VACANT																													
MAP NUM										MKT AREA					04																								
NEIGHBORHOOD/LOC					4024.100																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					96404 CONTESSA POINT DR, FERNANDINA BEACH																																		
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																								
LAND DESCRIPTION																	TOTAL OB/XF 0																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000																						
REVIEW DATE 04/04/2024					BY MLU					Total Acres: 0.00					Total Land Value: 160,000					Market: 0					Agricultural: 0					Common: 160,000					PRINTED 08/06/2024 BY SYS				