

TRACT F  
VILLAS AT OYSTER BAY HARBOURS  
PBK 8/229

CONTESSA WEST LTD  
2626 HOWELL STREET #850  
DALLAS, TX 75204

2024

46-3N-28-5481-00TF-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																					
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 2,036,000 <b>TOTAL MARKET VALUE</b> 2,036,000 <b>SOH/AGL Deduction</b> 0 <b>ASSESSED VALUE</b> 2,036,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 2,036,000 <b>TOTAL JUST VALUE</b> 2,036,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 2,036,000																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2612/1295</td> <td>12/30/2022</td> <td>SW U</td> <td>V</td> <td>V</td> <td>30</td> <td>1,782,200</td> </tr> </tbody> </table> GRANTOR: O B ISLAND HOMES LLC GRANTEE: CONTESSA WEST LTD										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2612/1295	12/30/2022	SW U	V	V	30	1,782,200
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2612/1295	12/30/2022	SW U	V	V	30	1,782,200																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										CONTESSA POINT DR, FERNANDINA BEACH <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
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																											
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 0																																	
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	000000	C	VAC RES	0		PUD	0.00	0.00	10.18	AC		1.00	1.00	0.50	400,000.00	200,000.00	2,036,000																										
<b>REVIEW DATE</b> 02/08/2024 <b>BY</b> KBA Total Acres: 10.18 Total Land Value: 2,036,000 Market: 0 Agricultural: 0 Common: 2,036,000 <b>PRINTED 08/06/2024 BY SYS</b>																																											