LOT B-29
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

W R HOWELL COMPANY
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2024

46-3N-28-5481-0B29-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96606 COMPASS POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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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	0
ASSESSED VALUE	160,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,000
TOTAL JUST VALUE	160,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006875	H2715 G718 P1114	531,641	06/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2690/687	1/19/2024	SW	U	V	37	130,000
GRANTOR: ARTISAN HOMES II LLC						
GRANTEE: W R HOWELL COMPANY						
2611/1972	1/02/2023	QC	U	V	11	100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ARTISAN HOMES II LL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		PUD	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