

LOT B-39
VILLAS AT OYSTER BAY HARBOURS
PBK 8/229

KENNER PATRICIA Y & RICHARD
96557 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5481-0B39-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 66
Exterior Wall	17	CB STUCCO 34
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	50
Frame	02	WOOD FRAME 100
Stories	3	3. 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	135	100	135	31,347
DCK	50	10	5	1,161
FGR	809	55	445	103,329
FOP	161	30	48	11,146
FOP	180	30	54	12,539
FOP	360	30	108	25,078
FST	30	55	16	3,715
FST	30	55	16	3,715
FUS	691	100	691	160,450
FUS	1,190	100	1,190	276,318
TOTALS	4,183		2,775	644,355

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0501	FP-AVERAGE	1.100	0	0	1.00	UT	5,000.00	5,000.00
2	0409	ELEVATOR R	1.100	0	0	1.00	UT	10,200.00	10,200.00
3	0855	CONC PAVER	1.100	0	0	1,061.00	SF	10.00	10,610

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,775	154.8012	232.20	644,355	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024											
Heated Area: 2016											
HX Base Yr 2024											

** This building has 16 Sub-Areas									
96557 BAY VIEW DR, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/04/2024 MLU				

TOTAL OB/XF									
25,810									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		644,355	
TOTAL MARKET OB/XF VALUE		25,810	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		830,165	
SOH/AGL Deduction		500,000	
ASSESSED VALUE		330,165	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		280,165	
TOTAL JUST VALUE		830,165	
NCON VALUE		670,165	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/02/2023
B2109525	NEW CONSTR	332,333	07/20/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2679/35	11/06/2023	WD Q	Q	I	02
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: KENNER PATRICIA Y &					
2477/0245	6/25/2021	SW Q	Q	V	01
GRANTOR: O B ISLAND HOMES LLC					
GRANTEE: NEW ATLANTIC BUILDERS					

BUILDING NOTES									
FUS=[YR=2024;ORIG=100,-2] W15 S12 W15 D23R0.1 S10.1 D3.11L0.1									
E8 N6 E14 N5 E5 N6 E5 N9 N12 W2 N12 \$									
FGR=[YR=2024;ORIG=60,10] W2 W30 S32 E22 N5 W1 N15 E11 N12 \$									
FUS=[YR=2024;ORIG=137,0] W17 S12 E2 S12 W2 S11 E17 N5 N6 E5									
N6 W5 N3 E10 N9 W10 N6 \$									
FOP=[YR=2024;ORIG=58,-2] W30 S12 E30 N12 \$									
UAT=[YR=2024;ORIG=115,0] S35 E5 N11 E2 N12 W2 N12 W5 \$									
FOP=[YR=2024;ORIG=70,-2] E15 S12 W15 N12 \$									
FOP=[YR=2024;ORIG=92,36] E5 E2 S11 W2 W4 W15 N6 E14 N5 \$									
BAS=[YR=2024;ORIG=60,22] W11 S15 E1 E5 N6 E5 N9 \$									
UOP=[YR=2024;ORIG=28,42] E22 S6 W22 N6 \$									
STR=[YR=2024;ORIG=93,47] E4 S15 W5 N4 E1 N11 \$									