

LOTS 4 & 5
IN OR 1689/574 & OR 1890/1264
OYSTER BAY #3 PB 5/397

JOHNSON T L & ELIZABETH W
1417 SADLER ROAD #330
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5482-0004-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	2,436	356,390
BAS	336	100	336	49,157
DCK	1,150	10	115	16,825
FGR	576	55	317	46,377
FOP	264	30	79	11,558
FSP	184	40	74	10,827

TOTALS 4,946 3,357 491,134

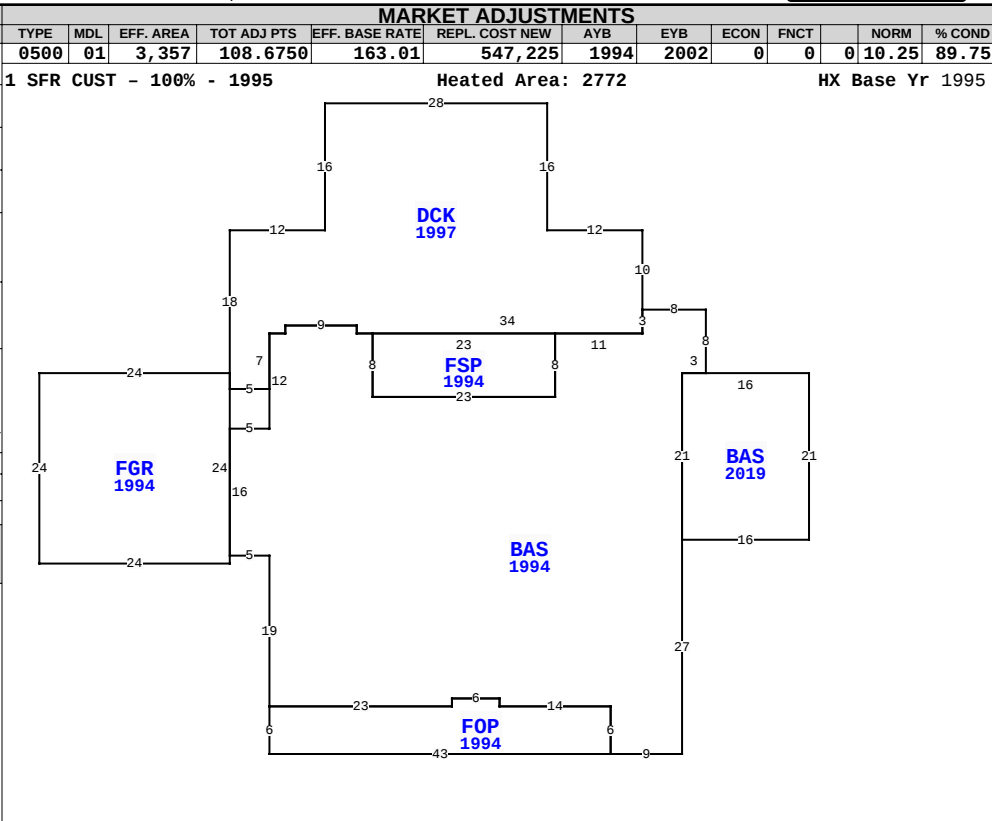
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0855	CONC PAVER	0 100	0	0	3,105.00	SF	10.00	10.00	100	1995	1995	3	70	21,735	
3	0300	BOAT DCK W	0 100	0	0	510.00	SF	40.00	40.00	100	1995	1995	3	23	4,692	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							
2	000130	C	SFR WATER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/05/2020 BY KWA



96011 BAY VIEW DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 29,087

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							
2	000130	C	SFR WATER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		491,134
TOTAL MARKET OB/XF VALUE		29,087
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,170,221
SOH/AGL Deduction		591,765
ASSESSED VALUE		578,456
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		528,456
TOTAL JUST VALUE		1,170,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,126,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706478	REPAIR/RRF	9,901	10/01/2017
B1428352	ADDITION	37,057	02/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1689/0574	7/19/2010	WD U	I	11	

GRANTOR: JOHNSON ELIZABETH W T
GRANTEE: JOHNSON T L & ELIZA
0706/0553 6/06/1994 WD Q V 75,000
GRANTOR: NATIVE WOODLAND PROPE
GRANTEE: JOHNSON ELIZABETH T

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W8 DCK=[YR=1997] N10 W12 N16 W28 S16 W12 S18
FGR=[YR=1994] W24 S24 E24 N24\$ S2 E5 N7 E2 N1E9 S1 E2
FSP=[YR=1994] S8 E23 N8 W23\$ E34 N3\$ S3 W11 S8 W23 N8 W2 N1
W9 S1 W2 S12 W5 S16 E5 S19 FOP=[YR=1994] S6 E43 N6 W14 N1 W6
S1 W23\$ E23 N1 E6 S1 E14 S6 E9 N27 BAS=[YR=2019] E16 N21 W16
S21\$ N21 E3 N8\$.

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