

LOT 10
IN OR 2126/177
OYSTER BAY #4 PB 6/24

MATTES CRAIG E/MIGNELLA PATRICIA A
96145 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5483-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	13 STAND SEAM 10
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100

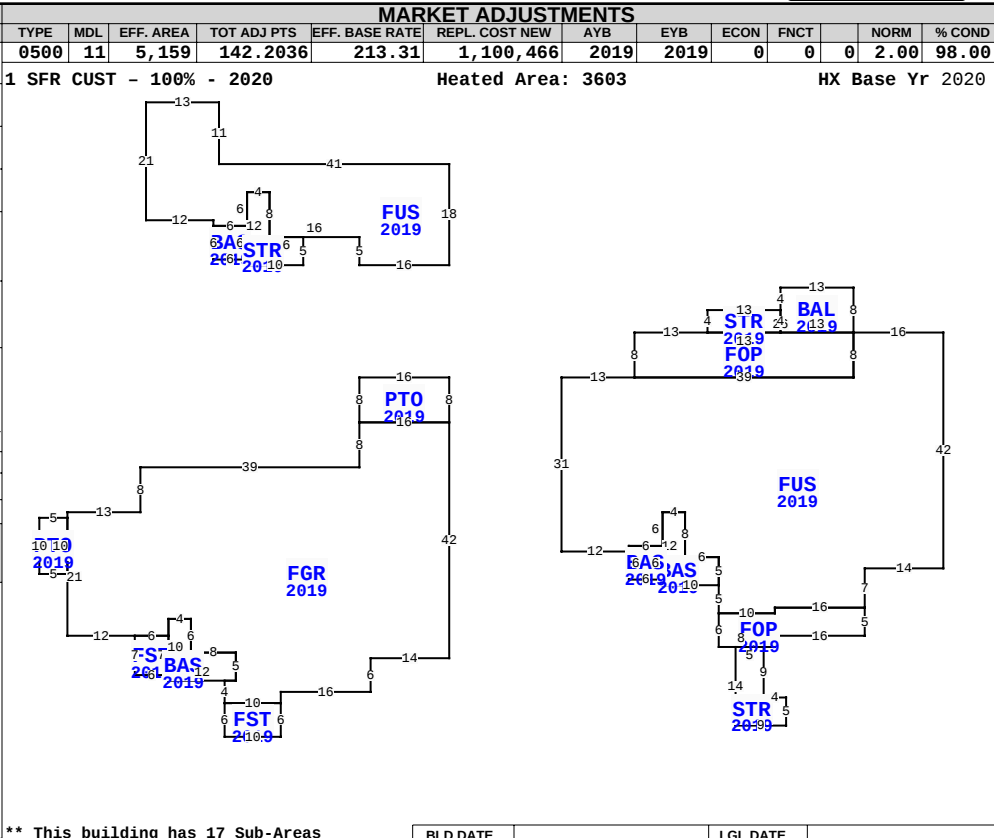
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	104	15	16	3,345
BAS	36	100	36	7,525
BAS	36	100	36	7,525
BAS	82	100	82	17,141
BAS	84	100	84	17,560
FGR	2,396	55	1,318	275,520
FOP	140	30	42	8,780
FOP	312	30	94	19,650
FST	42	55	23	4,808
FST	60	55	33	6,898
TOTALS	7,059		5,159	1,078,457

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	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0 100	58	4	232.00	SF	10.00	10.00	100	2019	2019	3	98	2,274	
3	0855	CONC PAVER	0 100	0	0	1,496.00	SF	10.00	10.00	100	2019	2019	3	98	14,661	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000116	C	SFR MARSH	100	



** This building has 17 Sub-Areas

96145 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			1,078,457
TOTAL MARKET OB/XF VALUE			20,400
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			1,311,357
SOH/AGL Deduction			406,323
ASSESSED VALUE			905,034
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			855,034
TOTAL JUST VALUE			1,311,357
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,281,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805484	CO ISSUED	0	07/25/2019
B1805484	NEW CONSTR	554,932	05/31/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	I V	RSN CD	SALE PRICE	
2126/0177	6/05/2017	WD	Q	V	01	220,000	
GRANTOR: RESPESS SANDRA B							
GRANTEE: MATTES CRAIG E & PA							
1396/1677	3/17/2006	TD	Q	V		350,000	
GRANTOR: BUNNELL D W TRUSTEE							
GRANTEE: RESPESS RICHARD C &							

BUILDING NOTES	
PTO=[YR=2019] W16 S8 FGR=[YR=2019] S8 W39 S8 W13 S1	
PTO=[YR=2019] W5 S10 E5 N10\$ S21 E12 FST=[YR=2019] S7 E6	
BAS=[YR=2019] S1 E12 N5 W8 N6 W4 S10\$ N7 W6\$ E6 N3 E4 S6 E8	
S5 W2 S4 FST=[YR=2019] S6 E10 N6 W10\$ E10 N2 E16 N6 E14 N42	
W16\$ E16 N8\$ PTR= E20 FUS=[YR=2019] E13 FOP=[YR=2019] N8	
E13 STR=[YR=2019] N4 E13 BAL=[YR=2019] N4 E13 S8 W13 N4\$ S4	
W13\$ E26 S8 W39\$ E39 N8 E16 S42 W14 S7 FOP=[YR=2019] S5 W16	
S2 W2 STR=[YR=2019] S9 E4 S5 W9 N14 E5 \$ W8 N6 E10 N1 E16\$	
W16 S1 W10 N5 BAS=[YR=2019] W10 N1 BAS=[YR=2019] W6 N6 E6	
S6\$ N12 E4 S8 E6 S5\$ N5 W6 N8 W4 S6 W6 S1W12 N31\$ W20\$ PTR=	
N20 FUS=[YR=2019] N18 W41 N11 W13 S21 E12 S1 BAS=[YR=2019]	
S6 E6 STR=[YR=2019] S1 E10 N5 W6 N8 W4 S12 \$ N6 W6\$E6 N6 E4	