

LOT 11 (EX S-1)
IN OR 1844/1793
OYSTER BAY #4 PB 6/24

DUNBAR JEFFERY A & NANCY J
96183 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5483-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 70
Roof Cover	12 MODULAR MT 30
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

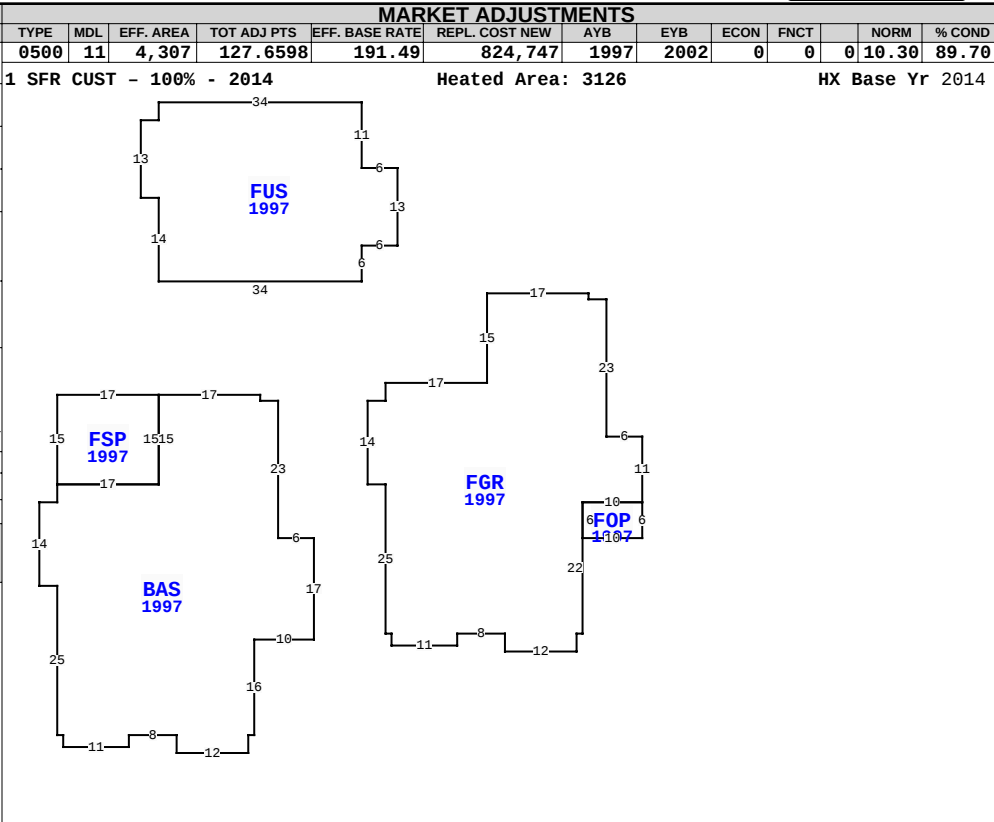
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100	1,989	341,644
FGR	1,929	55	1,061	182,244
FOP	60	30	18	3,092
FSP	255	40	102	17,520
FUS	1,137	100	1,137	195,298

TOTALS	5,370	4,307	739,798
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	2,250.00	SF	5.20	5.20
3	1241	WD DECK G	0 100	15	15	225.00	UT	4.03	4.03



96183 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC 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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0 100	0	0	2,250.00	SF	5.20	5.20	100	1997	1997	3	73	8,541	
3	1241	WD DECK G	0 100	15	15	225.00	UT	4.03	4.03	100	1997	1997	3	25	226	

LAND DESCRIPTION										TOTAL OB/XF										11,567	
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	LA VAL				
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	212,500.00	212,500.00	212,500.00				
REVIEW DATE		01/12/2023		BY		DJA		Total Acres: 0.00		Total Land Value: 212,500				Market: 0				Agricultural: 0			

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										739,798		
TOTAL MARKET OB/XF VALUE										11,567		
TOTAL LAND VALUE - MARKET										212,500		
TOTAL MARKET VALUE										963,865		
SOH/AGL Deduction										396,465		
ASSESSED VALUE										567,400		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										517,400		
TOTAL JUST VALUE										963,865		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										798,773		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226494	REPAIR/RRF	2,500	10/01/2012
M972471	H/AC	0	07/01/1997
972151	NEW CONSTR	0	06/01/1997
97-3792	NEW CONSTR	0	03/24/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1844/1793	3/12/2013	WD	Q	I	02	437,500	
GRANTOR: HUTCHINSON ALBERT N							
GRANTEE: DUNBAR JEFFERY A &							
0838/0397	6/18/1998	WD	Q	I		417,000	
GRANTOR: RENN PASCAL H							
GRANTEE: HUTCHINSON ALBERT N							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1997] W3 N1 W17 FSP=[YR=1997] W17 S15 E17 N15\$ S15 W17 S3 W3 S14 E3 S25 E1 S2 E11 N2 E8 S3 E12 N3 E1 N16 E10 N17 W6 N23\$ PTR= N20 W20 FUS=[YR=1997] N14 W3 N13 E3 N3 E34 S11 E6 S13W6 S6 W34\$ S20 E20\$ PTR =E15 FGR=[YR=1997] E3 N3 E17 N15E17 S1 E3 S23 E6 S11 FOP=[YR=1997] S6 W10 N6 E10\$ W10 S22 W1 S3 W12 N3 W8 S2 W11 N2 W1 N25 W3 N14\$ W15\$.									