

LOT 12 & S-1 OF LOT 11
IN OR 1917/1496
OYSTER BAY #4 PB 6/24

GUSTAFSON FAMILY TRUST/GUSTAFSON KEITH H TRUSTEE
96205 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5483-0012-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

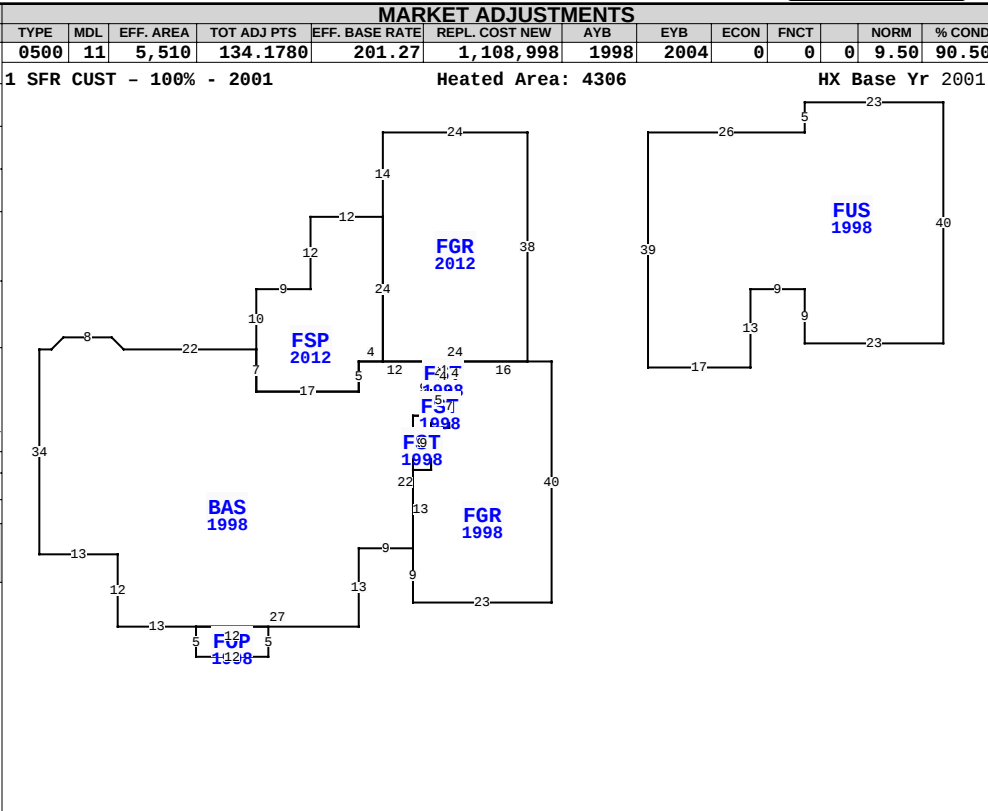
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04

NEIGHBORHOOD/LOC 4024.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,489	100	2,489	453,370
FGR	829	55	456	83,060
FGR	912	55	502	91,439
FOP	60	30	18	3,279
FSP	481	40	192	34,973
FST	16	55	9	1,639
FST	21	55	12	2,186
FST	27	55	15	2,732
FUS	1,817	100	1,817	330,966
TOTALS	6,652		5,510	1,003,643

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

1	0500	FP-PRE FAB	0 100	0 0
2	1126	CB/STC 8"	0 100	4 8
3	1126	CB/STC 8"	0 100	4 5
4	0855	CONC PAVER	0 100	0 0

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



96205 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	1998	1998	3	81	2,835	
2	1126	CB/STC 8"	0 100	4 8	32.00	SF	8.00	8.00	100	1998	1998	3	75	192	
3	1126	CB/STC 8"	0 100	4 5	20.00	SF	8.00	8.00	100	1998	1998	3	75	120	
4	0855	CONC PAVER	0 100	0 0	2,732.00	SF	10.00	10.00	100	2011	2011	3	92	25,134	

TOTAL OB/XF 28,281														
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
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		1,003,643	
TOTAL MARKET OB/XF VALUE		28,281	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		1,244,424	
SOH/AGL Deduction		622,264	
ASSESSED VALUE		622,160	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		572,160	
TOTAL JUST VALUE		1,244,424	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,027,579	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24327	REMODEL	39,414	01/01/2011
984657	NEW CONSTR	257,000	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1917/1496	5/13/2014	SW	U	I	11
GRANTOR: GUSTAFSON KEITH H & B					
GRANTEE: GUSTAFSON KEITH H &					
0825/0993	3/09/1998	QC	U	V	06
GRANTOR: RENN PASCAL H					
GRANTEE: GUSTAFSON KEITH & B					

BUILDING NOTES									
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BUILDING DIMENSIONS

FGR=[YR=2012] W24 S14FSP=[YR=2012] W12 S12 W9 S10

BAS=[YR=1998] W22 U2 L2 W8 L2 D2 W2 S34 E13 S12 E13

FOP=[YR=1998] S5 E12 N5 W12 \$ E27 N13 E9 FGR=[YR=1998] S9

E23 N40 W16 FST=[YR=1998] W4 S4 FST=[YR=1998] S5

FST=[YR=1998] W3 S9 E3 N9 \$ S2 E3 N7 W3 \$ E4 N4\$ S4 W1 S7 W3

S7 W3 S13 \$ N22 E3 N9 W12 S5 W17 N7 \$ S7 E17 N5 E4 N24 \$S24

E24 N38\$PTR= E20 FUS=[YR=1998] E26 N5 E23 S40 W23 N9 W9 S13

W17 N39 \$ W20 \$.