

LOT 13
IN OR 1230/1157
OYSTER BAY #4 PB 6/24

BRUMUND WILLIAM F & JO C
96253 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5483-0013-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4024.00

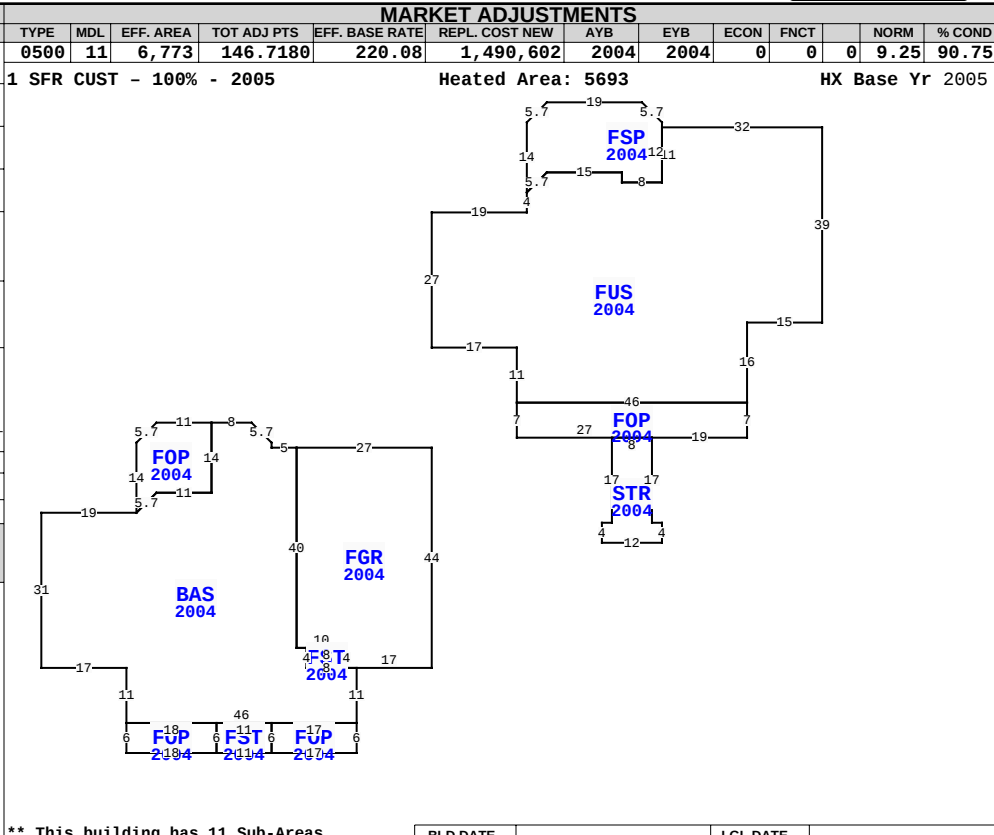
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,420	100	2,420	483,329
FGR	1,148	55	631	126,025
FOP	102	30	31	6,191
FOP	108	30	32	6,392
FOP	210	30	63	12,582
FOP	322	30	97	19,373
FSP	386	40	154	30,757
FST	32	55	18	3,595
FST	66	55	36	7,190
FUS	3,273	100	3,273	653,692
TOTALS	8,251		6,773	1,352,721

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	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	6,160	
2	0810	CONCRETE A	0 100	0	0	3,303.00	SF	6.50	6.50	100	2004	2004	3	84	18,034	
3	1125	CB/STC 6"	0 100	0	0	148.00	SF	7.35	7.35	100	2004	2004	3	84	914	
4	0410	ELEVATOR	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2004	2004	3	100	15,000	

LAND DESCRIPTION			TOTAL OB/XF 40,108													
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
1	000116	C	SFR MARSH	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	212,500.00	212,500.00

REVIEW DATE 05/05/2020 BY KWA



NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				1,352,721			
TOTAL MARKET OB/XF VALUE				40,108			
TOTAL LAND VALUE - MARKET				212,500			
TOTAL MARKET VALUE				1,605,329			
SOH/AGL Deduction				704,842			
ASSESSED VALUE				900,487			
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE				850,487			
TOTAL JUST VALUE				1,605,329			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				1,483,810			

Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 08/06/2024 BY SYS