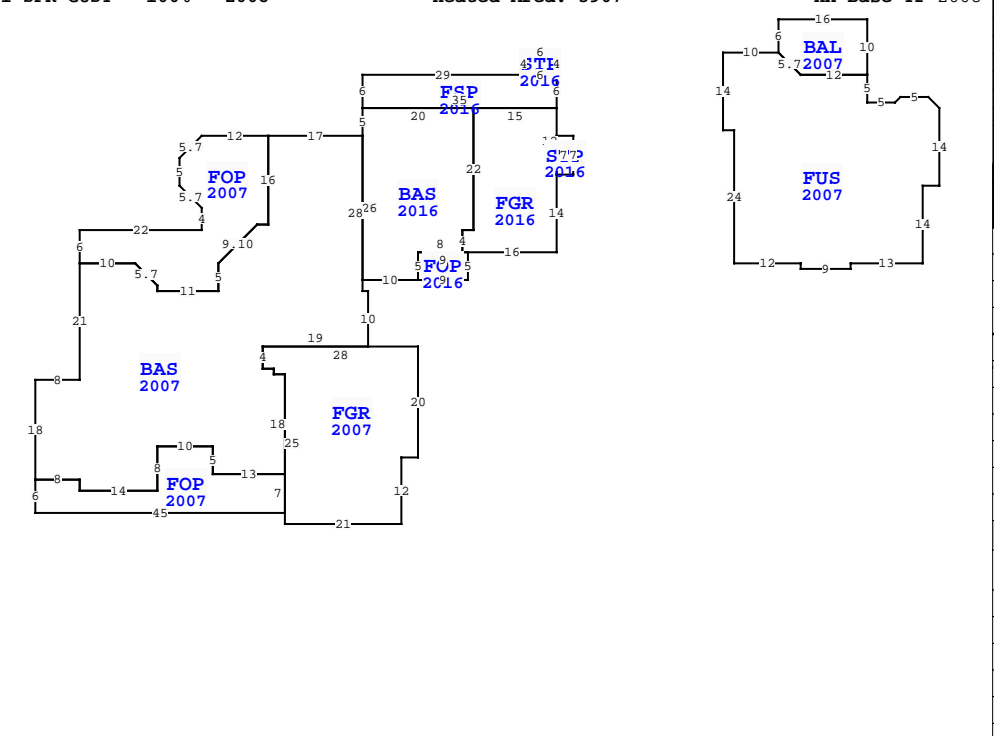


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,898	107.8182	161.73	792,154	2007	2010	0	0	6.50	93.50	



NASSAU COUNTY PROPERTY		STANDARD
VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		740,664
TOTAL MARKET OB/XF VALUE		36,165
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		989,329
SOH/AGL Deduction		289,123
ASSESSED VALUE		700,206
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		645,206
TOTAL JUST VALUE		989,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		979,130

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	152	15	23	3,478
BAS	2,111	100	2,111	319,220
BAS	562	100	562	84,984
FGR	750	55	412	62,302
FGR	398	55	219	33,117
FOP	315	30	94	14,215
FOP	469	30	141	21,322
FOP	45	30	14	2,117
FSP	210	40	84	12,702
FUS	1,234	100	1,234	186,603
<b>TOTALS</b>	<b>6,291</b>		<b>4,898</b>	<b>740,664</b>

\*\* This building has 12 Sub-Areas  
96251 BAY VIEW DR, FERNANDINA BEACH

BLD DATE	LGL DATE	04/04/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106202	ROOF	44,183	05/14/2021
B2100292	GARAGE DOOR	7,675	01/13/2021
B1531259	ADDITION	200,000	10/01/2015
B20620	SCRN ENCLOSURE	11,492	10/01/2007
M12904	MECH OTHER	0	05/01/2007
C19283	CO ISSUED	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2487/0925	7/28/2021	WD U		I	11	100

GRANTOR: HARVEY LARRY A & NANC  
GRANTEE: HARVEY LARRY & NANC

1353/1688	9/28/2005	WD Q	V			345,000
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GRANTOR: SALT MARSH ERNEST O II  
GRANTEE: HARVEY LARRY A & NA

BUILDING NOTES	
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BUILDING DIMENSIONS	
STP=[YR=2016]	W6 S4 FSP=[YR=2016] W29 S6 BAS=[YR=2016] S5
BAS=[YR=2007]	W17 FOP=[YR=2007] W17 D4 L4 S5 D4 R4 S4
W22 S6 E10 D4 R4	S1 E11 N5 U7 R7 E2 N16 S S16 W2 D7 L7
S5 W11 N1 U4 L4	W10 S21 W8 S18 FOP=[YR=2007] S6 E45
FGR=[YR=2007]	S2 E21 N12 E3 N20 W28 S4 E2 S1 E2S25 S N7 W13
N5 W10 S8 W14 N2 W8 S E8 S2 E14 N8 E10 S5 E13 N18 W2 N1 W2 N4	E19 N10 W1 N28 S26 E10 FOP=[YR=2016] E9 N5 FGR=[YR=2016]
E16 N14 STP=[YR=2016]	E3 N7 W3 S7 S12 W15 S22 W2 S4 E1 S W9
S5 S N5 E8 N4 E2 N22 W20 S E35 N6 W6 S E6 N4 S PTR=E30	FUS=[YR=2007] E10 BAL=[YR=2007] N6 E16 S10 W12 U4 L4 S
R4 D4 E12 S5 E5 U1 R1 E5 D2 R2 S14 W3 S14 W13 S1 W9 N1	W12 N24 W2 N14 S W30 S

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							