

LOT 15
IN OR 1687/723
OYSTER BAY #4 PB 6/24

PIPPIN GEORGE T III & JEANETTE
96273 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5483-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4024.00

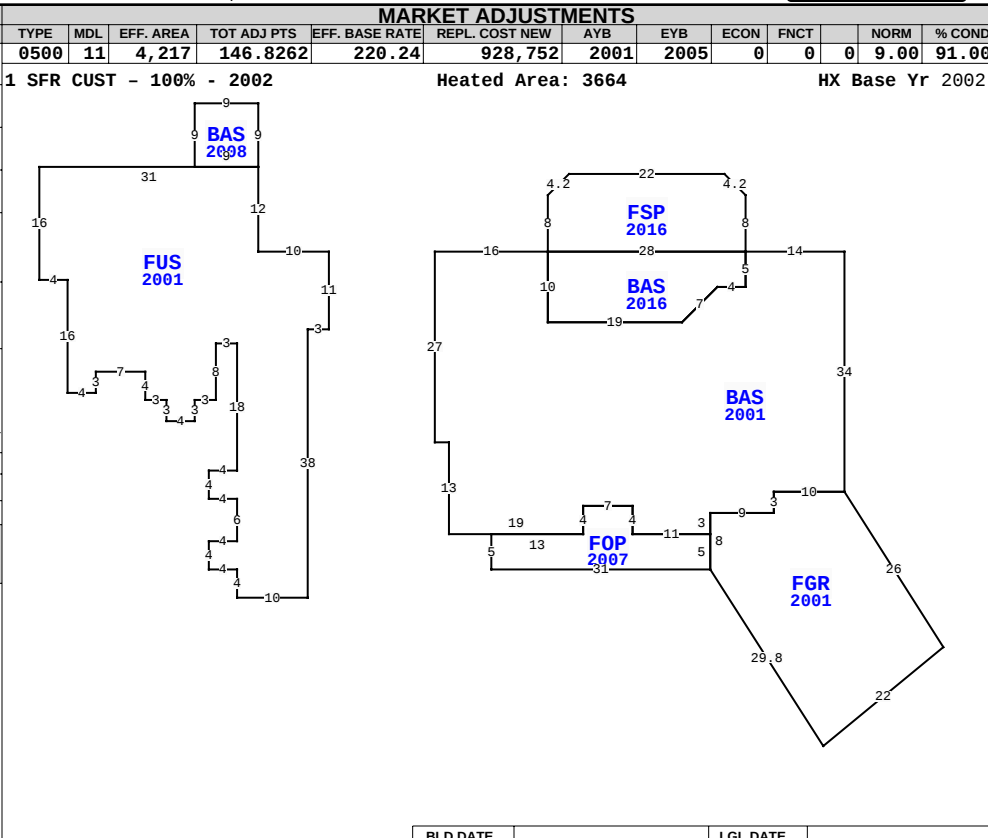
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1,932	387,209
BAS	81	100	81	16,233
BAS	248	100	248	49,704
FGR	688	55	378	75,758
FOP	183	30	55	11,023
FSP	299	40	120	24,050
FUS	1,403	100	1,403	281,187
TOTALS	4,834		4,217	845,164

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	0812	CONCRETE C	0	100	0	0		1,410.00	SF 4.00	100	2001	2001	3	80	4,512	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2001	2001	3	85	2,975	
3	0820	WOOD WALK	0	100	5	30		150.00	SF 11.75	100	2004	2004	3	40	705	
4	1242	WD DECK A	0	100	0	0		192.00	SF 10.00	100	2004	2004	3	22	422	

LAND DESCRIPTION			TOTAL OB/XF 8,614													
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	212,500.00	212,500.00

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 08/06/2024 BY SYS



96273 BAY VIEW DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			845,164
TOTAL MARKET OB/XF VALUE			8,614
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			1,066,278
SOH/AGL Deduction			448,049
ASSESSED VALUE			618,229
TOTAL EXEMPTION VALUE	VX VP HX HB		223,969
BASE TAXABLE VALUE			394,260
TOTAL JUST VALUE			1,066,278
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			881,579

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632066	REPAIR/RRF	25,000	04/01/2016
B21286	REMODEL	18,500	04/01/2008
M015103	H/AC	0	06/01/2001
B0108135	NEW CONSTR	289,000	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1687/0723	6/22/2010	QC	U	I	11	100
GRANTOR: PIPPIN GEORGE & JEANN						
GRANTEE: PIPPIN GEORGE T III						
1053/1576	5/03/2002	QC	U	I	01	100
GRANTOR: PIPPIN GEORGE T III &						
GRANTEE: PIPPIN GEORGE T III						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2001] W10 N12 BAS=[YR=2008] N9 W9 S9 E9 \$ W31 S16 E4 S16 E4 N3 E7 S4 E3 S3 E4 N3 E3 N8 E3 S18 W4 S4 E4 S6 W4 S4 E4 S4 E10 N38 E3 N11 \$ PTR= E15 BAS=[YR=2001] E16 FSP=[YR=2016] N8 U3 R3 E22 R3 D3 S8 W28\$ BAS=[YR=2016] E28 S5 W4 D5 L5 W19 N10\$ S10 E19 R5 U5 E4 N5 E14 S34 FGR=[YR=2001] R14 D22 D14 L17 L16 U25 FOP=[YR=2007] W31 N5 E13 N4 E7 S4 E11 S5\$ N8 E9 N3 E10\$ W10 S3 W9 S3 W11 N4 W7 S4 W19 N13 W2 N27\$ W15 \$.