

LOT 16
IN OR 1835/1852
OYSTER BAY #4 PB 6/24

CORNELIUS DONALD R & ANDREA M
96299 BAYVIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5483-0016-0000

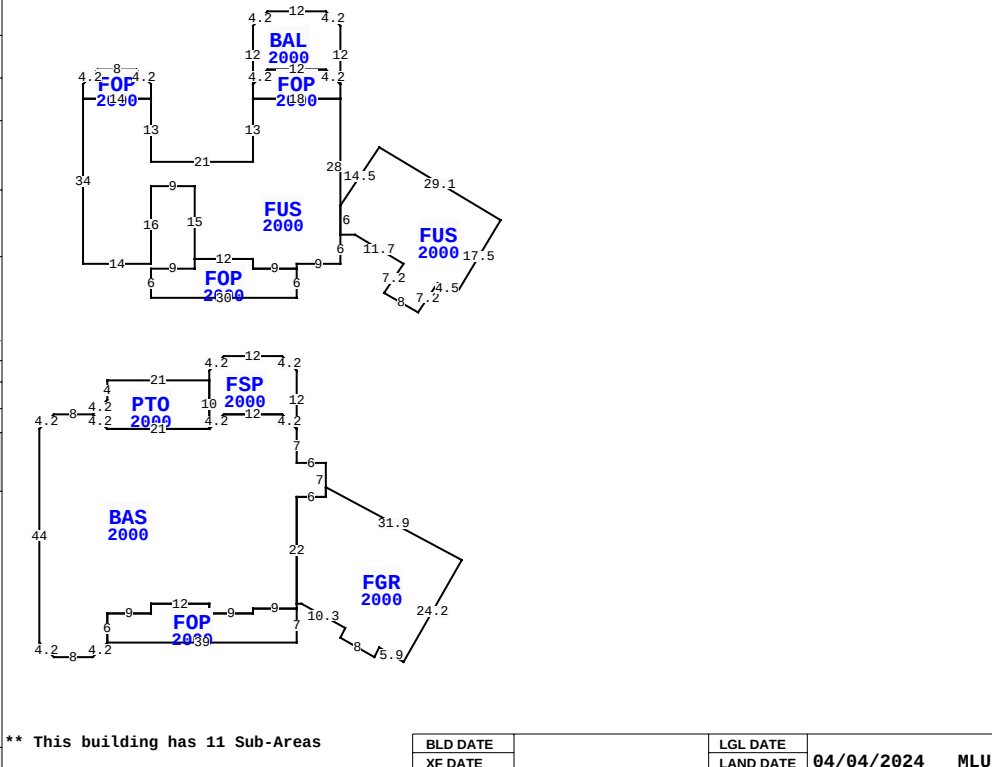


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAL	216	15	32	5,536
BAS	2,218	100	2,218	383,662
FGR	754	55	415	71,785
FOP	75	30	22	3,806
FOP	99	30	30	5,189
FOP	204	30	61	10,551
FOP	267	30	80	13,838
FSP	216	40	86	14,876
FUS	587	100	587	101,537
FUS	1,382	100	1,382	239,054
TOTALS	6,237		4,924	851,737

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,924	128.8452	193.27	951,661	2000	2002	0	0	10.50	89.50
1 SFR CUST - 100% - 2015				Heated Area: 4187				HX Base Yr 2015			



** This building has 11 Sub-Areas

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	1123	CB 8"	0 100	45	4	180.00	SF	6.15	6.15	100	2000	2000	3	79	875	
2	0812	CONCRETE C	0 100	0	0	2,683.00	SF	4.00	4.00	100	2000	2000	3	79	8,478	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
4	1076	TRELLIS A	0 100	12	20	240.00	SF	7.50	7.50	100	2002	2002	3	29	522	
5	1127	BRICK 8"	0 100	20	30	600.00	SF	11.00	11.00	100	2001	2001	3	94	6,204	
TOTAL OB/XF 19,019																

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		851,737			
TOTAL MARKET OB/XF VALUE		19,019			
TOTAL LAND VALUE - MARKET		212,500			
TOTAL MARKET VALUE		1,083,256			
SOH/AGL Deduction		492,439			
ASSESSED VALUE		590,817			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		540,817			
TOTAL JUST VALUE		1,083,256			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,002,135			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23661	REPAIR/RRF	14,900	06/01/2010
006603	NEW CONSTR	0	02/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1835/1852	1/16/2013	WD Q	I	02	
GRANTOR: GARLAND MICHAEL D & K					
GRANTEE: CORNELIUS DONALD R					
0865/0923	2/02/1999	WD Q	V		
GRANTOR: WILLIAMS DAVID J & CA					
GRANTEE: GARLAND MICHAEL D &					

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2000] L3 U3 W12 D3 L3 S2 PTO=[YR=2000] W21 S4 L3 D3 D3 R3 E21 N10 \$ S10 BAS=[YR=2000] W21 L3 U3 W8 L3 D3 S44 D3 R3 E8 R3 U3 FOP=[YR=2000] E39 N7 W9 S1 W9 N2 W12 S2 W9 S6 \$ N6 E9 N2 E12 S2 E9 N1 E9 N1 FGR=[YR=2000] E1 D5 R9 D2 L1 D4 R7 R1 U2 R5 D3 R12 U21 U15 L28 S2 W6 S22 \$ N22 E6 N7 W6 N7 L3 U3 W12 D3 L3 \$ R3 U3 E12 D3 R3 N12 \$ PTR= N15 FOP=[YR=2000] N6 FUS=[YR=2000] N1 E9 N6 FUS=[YR=2000] E3 R10 D6 L4 D6 D4 R7 U6 R4 R4 D2 R9 U15 U15 L25 D12 L8 S6 \$ N28 FOP=[YR=2000] N3 BAL=[YR=2000] N12 U3 L3 W12 L3 D3 S12 R3 U3 E12 D3 R3 \$ L3 U3 W12 D3 L3 S3 E18 \$ W18 S13 W21 N13 FOP=[YR=2000] N3 L3 U3 W8 L3 D3 S3 E14 \$ W14 S34 E14 N16 E9 S15 E12 S2 E9 \$ W9 N2 W12									