



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	198	15	30	5,640
BAS	2,695	100	2,695	506,640
FGR	840	55	462	86,853
FOP	18	30	5	940
FOP	128	30	38	7,144
FOP	144	30	43	8,084
FOP	637	30	191	35,907
FSP	144	40	58	10,904
FUS	1,424	100	1,424	267,702
TOTALS	6,228		4,946	929,813

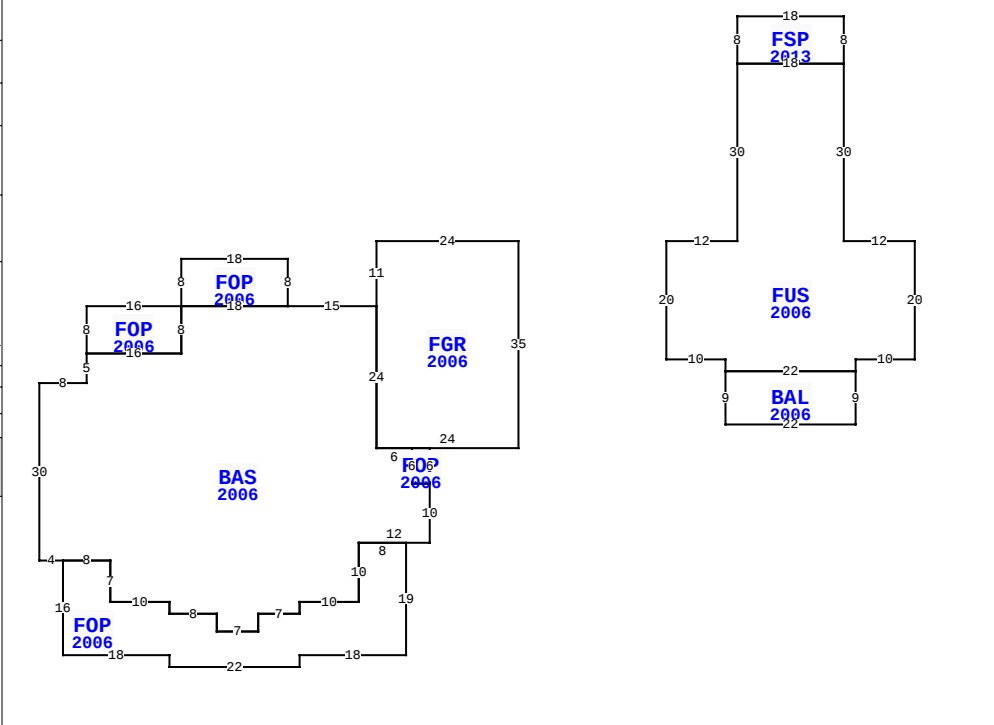
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT

L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT
1	0855	CONC PAVER	0 100	0 0
2	0504	FP-ELECTRI	0 100	0 0
3	0911	SCRN RM A	0 100	29 33
4	0861	POOL GUNIT	0 100	0 0
5	0855	CONC PAVER	0 100	0 0
6	0600	SUMMER KIT	0 100	0 0

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/14/2020	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,946	136.2240	204.34	1,010,666	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2020 Heated Area: 4119 HX Base Yr 2020											



96333 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	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0 0		10.00	100	2006	2006	3	87	27,944	
2	0504	FP-ELECTRI	0 100	0 0		2,000.00	100	2006	2006	3	90	1,800	
3	0911	SCRN RM A	0 100	29 33		17.50	100	2013	2013	3	60	10,049	
4	0861	POOL GUNIT	0 100	0 0		85.00	100	2013	2013	3	71	18,467	
5	0855	CONC PAVER	0 100	0 0		10.00	100	2013	2013	3	94	6,119	
6	0600	SUMMER KIT	0 100	0 0		5,000.00	100	2013	2013	3	60	3,000	

TOTAL OB/XF										67,379									
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		

Total Acres: 0.00	Total Land Value: 212,500	Market: 0	Agricultural: 0	Common: 212,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										929,813									
TOTAL MARKET OB/XF VALUE										67,379									
TOTAL LAND VALUE - MARKET										212,500									
TOTAL MARKET VALUE										1,209,692									
SOH/AGL Deduction										449,875									
ASSESSED VALUE										759,817									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										709,817									
TOTAL JUST VALUE										1,209,692									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										1,124,397									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1909837	H/AC	0	12/01/2019
B1327341	SCRN ENCL	16,146	06/01/2013
B1327120	SWIM POOL	16,000	04/01/2013
P11099	OTHER	0	05/01/2006
C17566	CO ISSUED	706,640	04/01/2006
R09172	REPAIR/RRF	13,000	04/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2272/0719	4/26/2019	WD	Q	I	01	850,000	
GRANTOR: ANSTEAD GREGORY J & S							
GRANTEE: DAVENPORT ROBERT W							
1676/1179	4/30/2010	WD	U	I	30	650,000	
GRANTOR: MAIER DOUGLAS G & SAN							
GRANTEE: ANSTEAD GREGORY J &							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2006] W24 S11 BAS=[YR=2006] W15 FOP=[YR=2006] N8 W18 S8 E18 \$ W18 FOP=[YR=2006] W16 S8 E16 N8 \$ S8 W16S5 W8 S30 E4 FOP=[YR=2006] S16 E18 S2 E22 N2 E18 N19 W8 S10 W10 S2 W7 S3 W7 N3 W8 N2 W10 N7 W8 \$ E8 S7 E10 S2 E8 S3 E7 N3 E7 N2 E10 N10 E12 N10 FOP=[YR=2006] N6 W3 S6 E3 \$ W3 N6 W6 N24 \$ S24 E24 N35 \$ PTR=E25 FUS=[YR=2006] E12 N30 FSP=[YR=2013] N8 E18 S8 W18 \$ E18 S30 E12 S20 W10 S2 BAL=[YR=2006] S9 W22 N9 E22 \$ W22 N2 W10 N20 \$ W25 \$.									