

LOT 22
IN OR 1959/1246
OYSTER BAY #4 PB 6/24

HUNTER DOUGLAS R III & DEBRA J
96300 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5483-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	427,319
FGR	720	55	396	90,978
FOP	64	30	19	4,366
FOP	112	30	34	7,811
FOP	390	30	117	26,880
FOP	390	30	117	26,880
FSP	390	40	156	35,839
FUS	1,430	100	1,430	328,530
FUS	650	100	650	149,332
SFB	354	80	283	65,017
TOTALS	6,496		5,076	1,166,167

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0825	BRICK	0 100	50	3	150.00	SF	12.50	12.50
3	0825	BRICK	0 100	0	0	1,996.00	SF	12.50	12.50
4	0825	BRICK	0 100	0	0	735.00	SF	12.50	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00

REVIEW DATE 03/04/2024 BY NWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,076	155.4960	233.24	1,183,926	2019	2019	0	0	1.50	98.50	
1 SFR CUST - 100% - 2020												
Heated Area: 4223												
HX Base Yr 2020												

** This building has 13 Sub-Areas												
96300 BAY VIEW DR, FERNANDINA BEACH												
04/04/2024 MLU												

TOTAL OB/XF												
37,633												

Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,166,167	
TOTAL MARKET OB/XF VALUE		37,633	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		1,343,800	
SOH/AGL Deduction		596,837	
ASSESSED VALUE		746,963	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		696,963	
TOTAL JUST VALUE		1,343,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,244,323	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1631662	CO ISSUED	0	04/04/2019
B1631662	NEW CONSTR	522,501	01/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1959/1246	1/26/2015	WD	Q	V	01
GRANTOR: JONES BOBBY DENTON &					
GRANTEE: HUNTER DOUGLAS R II					
1674/0135	4/28/2010	WD	Q	V	01
GRANTOR: PARRETT DANNY L					
GRANTEE: JONES BOBBY D & PAM					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2019] W24 S24 FOP=[YR=2019] W10 BAS=[YR=2019] N29 W13 FOP=[YR=2019] N2 W30 S2 FSP=[YR=2019] W13 S30 E13 N30\$ S11 E30 N11\$ S11 W30 S19 W13 S15 E13 S2 E8 FOP=[YR=2019] S8 E14 N8 W14\$ E22 N2 E13 N16\$ S10 E4 N6 E6 N4\$ S6 E24 N30\$ PTR= W130 S25 FUS=[YR=2019] W13 N19 FOP=[YR=2019] N13 W30 S13 E30\$ W30 S19 W13 S15 E13 S2 E13 STR=[YR=2019] E4 N10 W4 S10\$ N10 E4 S10 E13 N2 E13 N15\$ N25 E130\$ PTR= W100 S50 FUS=[YR=2020] W12 S14 W9 S15 E9 S6 E4 STR=[YR=2019] E4 N10 W4 S10\$ N10 E4 S10 E4 N6 E9 N15 W9 N14\$ N50 E100\$ PTR= E15 STR=[YR=2019] E14 SFB=[YR=2019] E4 S30 W13 N26 E9 N4\$ S4 W14 N4\$ W15\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 140,000 PRINTED 08/06/2024 BY SYS