

LOT 24
IN OR 1597/1138
OYSTER BAY #4 PB 6/24

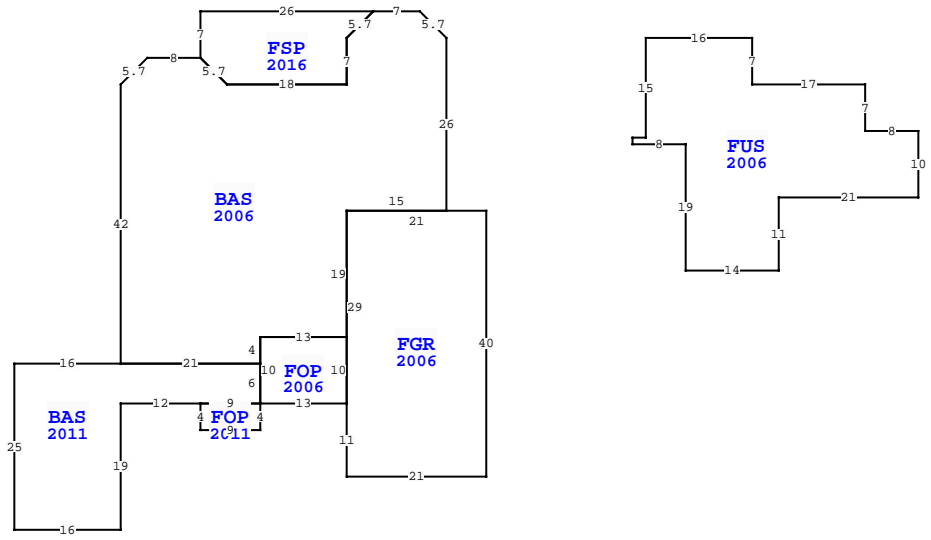
HANCOCK HOWARD T & BARBARA J
96258 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5483-0024-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	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
BAS	1,858	100	1,858
BAS	526	100	526
FGR	840	55	462
FOP	130	30	39
FOP	36	30	11
FSP	242	40	97
FUS	861	100	861
TOTALS	4,493		3,854
			569,027

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,854	105.2730	157.91	608,585	2006	2009	0	0	6.50	93.50
1 SFR CUST - 100% - 2022 Heated Area: 3245 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			569,027
TOTAL MARKET OB/XF VALUE			25,858
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			734,885
SOH/AGL Deduction			149,951
ASSESSED VALUE			584,934
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			534,934
TOTAL JUST VALUE			734,885
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			679,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25146	ADDITION	51,302	09/01/2011
P15002	NEW CONSTR	0	09/01/2011
M11401	MECH OTHER	0	04/01/2006
E16723	ELEC OTHER	2,000	02/01/2006
P10780	OTHER	0	02/01/2006
C16745	CO ISSUED	221,050	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/1138	12/16/2008	WD	Q	I		425,000
GRANTOR: DESLONDE JAMES C JR &						
GRANTEE: HANCOCK HOWARD T &						
1356/0862	10/06/2005	WD	Q	V		180,000
GRANTOR: RICHARDSON MAURICE A						
GRANTEE: DESLONDE JAMES C JR						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0855	CONC PAVER	0	100	0	2,171.00	SF	7.00	7.00	100	2006	2006	3	87	13,221	
3	1126	CB/STC 8"	0	100	0	78.00	SF	8.00	8.00	100	2006	2006	3	87	543	
4	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2013	2013	3	85	765	
5	0462	ST/AL FNC	0	100	288	1,152.00	SF	10.00	10.00	100	2013	2013	3	71	8,179	
TOTALS															25,858	

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							