



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

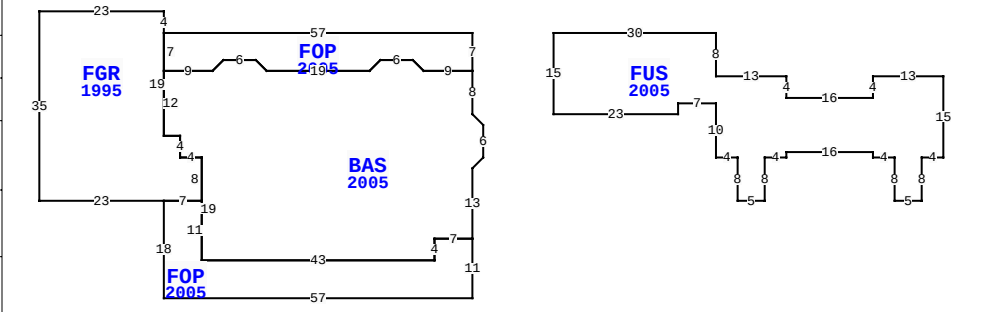
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	358,662
FGR	873	55	480	92,063
FOP	367	30	110	21,097
FOP	504	30	151	28,961
FUS	1,066	100	1,066	204,457
TOTALS	4,680		3,677	705,240

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,702.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,677	136.0260	204.04	750,255	2005	2010	0	0	6.00	94.00
1 SFR CUST - 100% - 2022											
Heated Area: 2936											
HX Base Yr 2022											



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
96170 BAY VIEW DR, FERNANDINA BEACH					
04/04/2024 MLU					

TOTAL OB/XF											
8,970											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		705,240	
TOTAL MARKET OB/XF VALUE		8,970	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		854,210	
SOH/AGL Deduction		250,574	
ASSESSED VALUE		603,636	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		553,636	
TOTAL JUST VALUE		854,210	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		705,352	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509884	H/AC	0	06/01/2005
E0514930	ELEC OTHER	2,000	05/01/2005
R07414	REPAIR/RRF	5,000	04/01/2005
P09392	OTHER	0	04/01/2005
B14892	NEW CONSTR	250,000	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2520/0099	12/09/2021	WD	Q	I	01
GRANTOR: ESPIRITU ALFREDO L &					
GRANTEE: ROBINSON IVAN C & M					
1246/0315	7/16/2004	WD	U	V	05
GRANTOR: OB ISLAND HOMES LLC					
GRANTEE: ESPIRITU ALFREDO &					

BUILDING NOTES											
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BUILDING DIMENSIONS
FOP=[YR=2005] W57 FGR=[YR=1995] N4 W23 S35 E23
FOP=[YR=2005] S18 E57 N11 BAS=[YR=2005] N13 U2 R2 N6 L2 U2
N8 W9 L2 U2 W6 D2 L2 W19 L2 U2 W6 D2 L2 W9 S12 E3 S4
E4 S19 E43 N4 E7 \$ W7 S4 W43 N11 W7 \$ E7 N8 W4 N4 W3 N19 \$ S7
E9 R2 U2 E6 D2 R2 E19 R2 U2 E6 D2 R2 E9 N7 \$ PTR= E15
FUS=[YR=2005] E30 S8 E13 S4 E16 N4 E13 S15 W4 S8 W5 N8 W4 N1
W16 S1 W4 S8 W5 N8 W4 N10 W7 S2 W23 N15 \$ W15 \$.