

LOT 30
IN OR 2049/852
OYSTER BAY #4 PB 6/24

PEDRETTI PAUL L & GRACE P
96120 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5483-0030-0000



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	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		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	

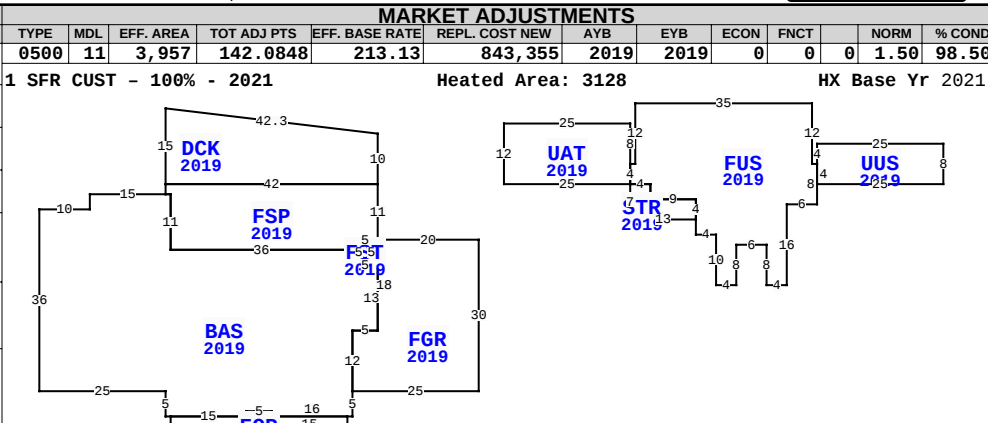
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2,237	469,620
DCK	525	10	52	10,917
FGR	660	55	363	76,206
FOP	180	30	54	11,336
FSP	525	40	210	44,086
FST	25	55	14	2,939
FUS	891	100	891	187,051
STR	64	10	6	1,260
UAT	300	10	30	6,298
UUS	200	50	100	20,993
TOTALS	5,607		3,957	830,705

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	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	45	3	135.00	SF	10.00	10.00	100	2019	2019	3	98	1,323	
3	0855	CONC PAVER	0	100	0	0	1,725.00	SF	10.00	10.00	100	2019	2019	3	98	16,905	

LAND DESCRIPTION			TOTAL OB/XF 21,693														
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
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

REVIEW DATE 08/15/2019 BY KWX



96120 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 21,693																
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
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

TOTAL OB/XF 21,693																
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
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

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		830,705			
TOTAL MARKET OB/XF VALUE		21,693			
TOTAL LAND VALUE - MARKET		140,000			
TOTAL MARKET VALUE		992,398			
SOH/AGL Deduction		456,092			
ASSESSED VALUE		536,306			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		486,306			
TOTAL JUST VALUE		992,398			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		787,821			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809093	CO ISSUED	0	09/18/2019
B1809093	NEW CONSTR	429,322	12/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD
2049/0852	5/31/2016	WD	Q	V	01
GRANTOR: FERRY JOHN V & CARYL					85,000
GRANTEE: PEDRETTI PAUL L & G					
1242/0499	6/30/2004	WD	U	V	05
GRANTOR: OB ISLAND HOMES LLC					110,000
GRANTEE: FERRY JOHN V & CARY					

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
DCK=[YR=2019] N10 U5 L42 S15 E42\$ FSP=[YR=2019] W42 S2 BAS=[YR=2019] W15 S3 W10 S36 E25 S5 E1 FOP=[YR=2019] S5 E35 N5 W15 N1 W5 S1 W15\$ E15 N1 E5 S1 E16 N5 FGR=[YR=2019] E25 N30 W20 S18 W5 S12\$ N12 E5 N13 FST=[YR=2019] N5 W5 S5 E5\$ W5 N3 W36 N11 W1\$ E1 S11 E36 N2 E5 N11\$ PTR= E25 UAT=[YR=2019] N12 E25 S8 FUS=[YR=2019] E1 N12 E35 S12 E1 UUS=[YR=2019] N4 E25 S8 W25 N4\$ S8 W6 S16 W4 N8 W6 S8 W4 N10 W4 N3 STR=[YR=2019] W13 N7 E4 S3 E9 S4\$ N4 W9 N3 W4 N4\$ S4 W25\$ W25\$.																

TOTAL OB/XF 21,693																
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
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

PRINTED 08/06/2024 BY SYS