

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	14 CARPET 70
Interior Floo	12 HARDWOOD 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,852	105.3675	158.05	608,809	1998	2007	0	0	7.50	92.50

1 SFR CUST - 100% - 2017 Heated Area: 3180 HX Base Yr 2017

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		563,148	
TOTAL MARKET OB/XF VALUE		43,052	
TOTAL LAND VALUE - MARKET		280,000	
TOTAL MARKET VALUE		886,200	
SOH/AGL Deduction		274,463	
ASSESSED VALUE		611,737	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		561,737	
TOTAL JUST VALUE		886,200	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		853,833	

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	SUBAREA MARKET VALUE
BAS	1,658	100	242,393
BAS	726	100	106,138
FGR	931	55	74,853
FOP	132	30	5,848
FSP	206	40	11,988
FSP	96	40	5,556
FUS	796	100	116,372
TOTALS	4,545	3,852	563,148

EXTRA FEATURES		96080 BAY VIEW DR, FERNANDINA BEACH	
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 2.00 UT 3,500.00 3,500.00 100 1998 1998 3 81 5,670
2	0812	CONCRETE C	0 100 0 0 1,358.00 SF 4.00 4.00 100 1998 1998 3 75 4,074
3	0462	ST/AL FNC	0 100 216 0 864.00 SF 10.00 10.00 100 2004 2004 3 36 3,110
4	0463	FENCE GATE	0 100 0 0 2.00 UT 300.00 300.00 100 2004 2004 3 64 384
5	0911	SCRN RM A	0 100 0 0 840.00 SF 17.50 17.50 100 2004 2004 3 22 3,234
6	0861	POOL GUNIT	0 100 23 12 276.00 SF 85.00 85.00 100 2004 2004 3 36 8,446
7	0877	JACUZZI	0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2004 2004 3 22 220
8	0871	POOL HTR R	0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2004 2004 3 22 440
9	0845	KOOL DECK	0 100 0 0 554.00 SF 7.25 7.25 100 2004 2004 3 84 3,374
10	0858	SCULP CONC	0 100 0 0 381.00 SF 13.00 13.00 100 2004 2004 3 96 4,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20235	ELEC OTHER	3,500	11/01/2007
M13431	MECH OTHER	0	11/01/2007
B20255	ADDITION	98,000	07/01/2007
974237	NEW CONSTR	160,000	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/0111	7/12/2017	WD	U	V	11	100

GRANTOR: ROGERS THERON L
GRANTEE: ROGERS THERON L & T
2051/0570 6/07/2016 WD Q I 02 724,000
GRANTOR: SATTERFIELD SUSAN C R
GRANTEE: ROGERS THERON L & T

LAND DESCRIPTION		TOTAL OB/XF 33,707																						
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							
2	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							

BUILDING NOTES	
FSP=[YR=1998] W22 BAS=[YR=1998] W4 U12 L12 L10 D11 D2 R2 D2 L2 D2 R2 FGR=[YR=1998] L4 D4 W17 S33 E7 S5 E14 N5 E8 N17 W4 U4 L4 N8 R4 U5 U3 L4 \$ R4 D3 D5 L4 S8 R4 D4 E4 S19 E17 FOP=[YR=1998] S1 E6 N1 E15 N6 W21 S6 \$ N6 E21 N14BAS=[YR=2008] E5 S1 E6 N1 E5 N24 E2 N24 W14 FSP=[YR=2008] W4 S24 E4 N24\$ S24 W4 S24\$N13 W15 U4 L4 N4 L3 U3 \$ D3 R3 S4 R4 D4 E15N11 \$ PTR= E60 FUS=[YR=1998] E22 S38 W14 N5 W8 N33 \$ W60 \$.	

REVIEW DATE		05/12/2019 BY KBA		Total Acres: 0.00		Total Land Value: 280,000		Market: 0		Agricultural: 0		Common: 280,000		PRINTED 08/06/2024 BY SYS	
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LOTS 32 & 31
 IN OR 2051/570 & OR 2133/111
 OYSTER BAY #4 PB 6/24

ROGERS THERON L & TARRY B
 96080 BAY VIEW DR
 FERNANDINA BEACH, FL 32034

2024

46-3N-28-5483-0032-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
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DOR CODE		0100 SINGLE FAMILY																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2133/0111 7/12/2017 WD U V 11 100 GRANTOR: ROGERS THERON L GRANTEE: ROGERS THERON L & T 2051/0570 6/07/2016 WD Q I 02 724,000 GRANTOR: SATTERFIELD SUSAN C R GRANTEE: ROGERS THERON L & T BUILDING NOTES BUILDING DIMENSIONS															
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NEIGHBORHOOD/LOC		4024.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
					BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/04/2024 MLU																				
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																			
11	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220																				
12	0600	SUMMER KIT	0 100	0	0	1.00	UT	17,500.00	17,500.00	100	2008	2008	3	35	6,125																				
TOTALS																																			
EXTRA FEATURES																TOTAL OB/XF										9,345									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS																																			